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BACKYARD FARMHOUSE

FOUR DESIGNS BY JAY OSBORNE

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Book Design by Jay Osborne

Published by FreeFarmhouse
Fredericksburg, VA

www.FreeFarmhouse.com

Library of Congress Cataloging-in-Publication Data is available.

ISBN: 978-1-7345-4044-4

Printed in the United States of America

1 3 5 7 9 10 8 6 4 2

First Edition Print, March 2024

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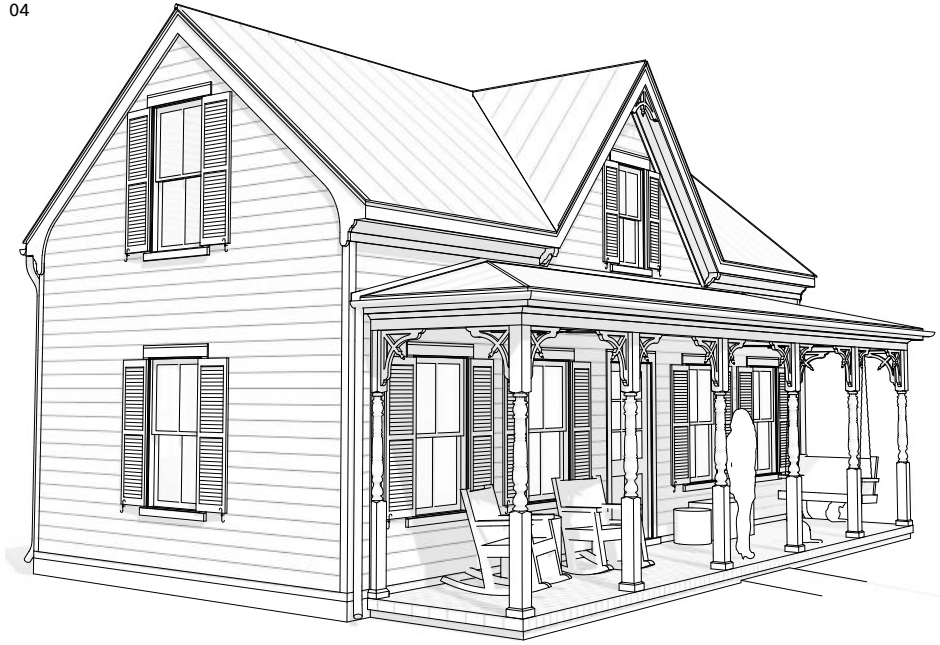
Small homes were banned.

For decades, communities blocked the construction of tiny houses, intending to keep out people they deemed poor or "undesirable." Fortunately, hearts are changing. Neighborhoods everywhere are starting to allow backyard cottages.

So I designed four of them, giving away blueprints for anyone to use. Inspired by houses that survived the test of time, these plans are maps of old dreams, ready to build anew. May you find yourself at home.



APRIL | JUNE

MAE | JULIE

The book is organized with technical drawings on the right-hand pages, and on the left, these illustrations and explanations. These lower footnotes describe some intentions behind the design. Architectural drawing sets rarely explain any underlying decisions. As image-based contracts, they must be followed rigidly. Yet to customize a design, it always helps to know the ideas that crafted them.

BACKYARD FARMHOUSE

INTRODUCTION

JAY OSBORNE

The Backyard Farmhouse is designed as four sisters: April, Mae, June, and Julie. Each design variation is basically the same as the others, but with some changes. Together, they demonstrate the possibilities for creating new, derivative designs. Each sister is unique, but they all have much in common. Inspired by old houses that have withstood the test of time, they are short and compact, yet adaptable.

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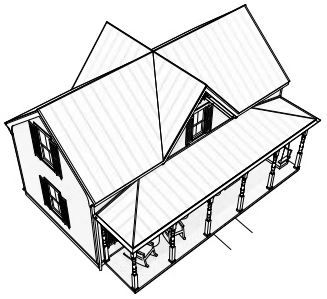
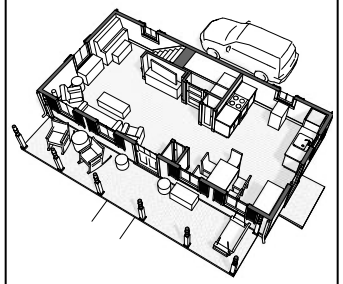
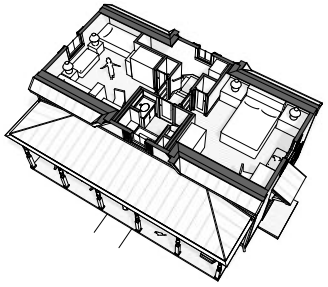
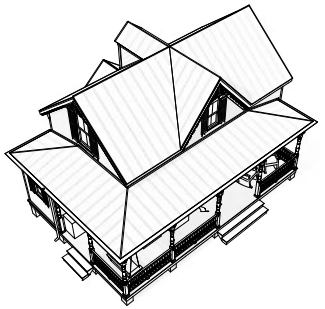
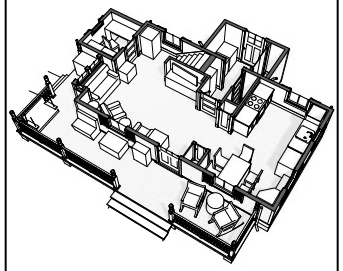
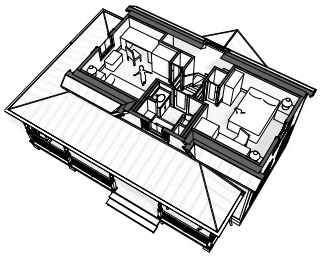
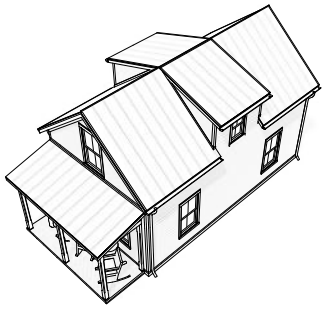
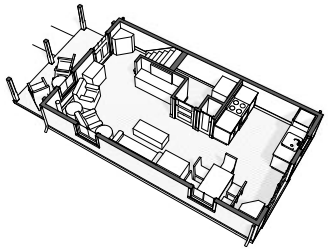
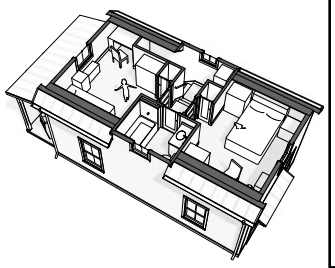
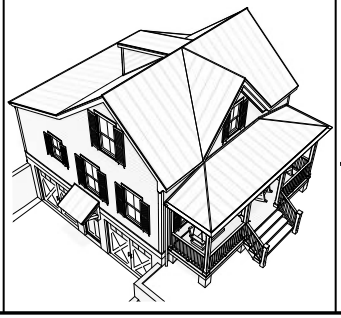
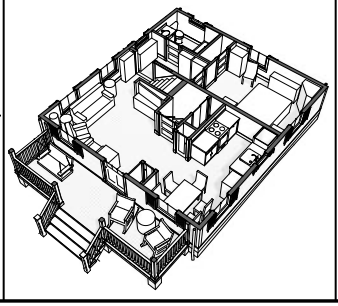
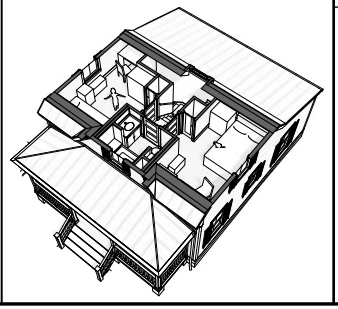
SYMBOLS LEGEND

- SECTION MARKER
- ELEVATION MARKER
- INTERIOR ELEVATION
- DETAIL CALLOUT
- COMPASS (TRUE N)
- DATUM MARKER
- WINDOW CALLOUT
- DOOR CALLOUT
- FIXTURE CALLOUT
- FINISH CALLOUT
- CONTOURS (2')
- REVISION NUMBER
- CENTER LINE
- BATH LIGHT & FAN
- SOIL
- CONCRETE
- BRICK
- INSULATION (ANY)
- RIGID INSULATION
- BATT INSULATION
- WALL OUTLET
- SPECIAL-USE OUTLET
- 220V OUTLET
- ELECTRICAL SWITCH
- 3-WAY SWITCH
- LIGHT/FAN SWITCH
- CEILING LIGHT
- RECESSED LIGHT
- WALL-HUNG LIGHT
- CEILING FAN
- SMOKE DETECTOR

ABBREVIATIONS

#	POUNDS OR NUMBER	M	METERS
~	APPROXIMATELY	MAX	MAXIMUM
[ ]	METRIC UNITS (MM, U.O.N.)	MIN	MINIMUM
AC	AIR CONDITIONING	MM	MILLIMETERS
A.F.F.	ABOVE FINISH FLOOR	(N)	NEW
B.O.	BOTTOM OF	NTS	NOT TO SCALE
B/T	BETWEEN	O.C.	ON CENTER
BD	BOARD	OSB	ORIENTED STRAND BD
BM	BEAM	PERF	PERFORATED
CLG	CEILING	PT	PRESSURE-TREATED
CMU	CONC MASONRY UNIT	QTY	QUANTITY
C.O.	CASED OPENING	R	RADIUS OR RISER
CONC	CONCRETE	RCP	CEILING PLAN
CONT	CONTINUOUS	REF	REFRIGERATOR
D	DRYER	REQ'D	REQUIRED
DEMO	DEMOLISH	RM	ROOM
DH	DOUBLE HUNG	SD	SMOKE DETECTOR
DIA	DIAMETER	SF	SQUARE FEET
DIM	DIMENSION	SIM.	SIMILAR
DM	DIMMER	SPEC	SPECIFICATION
DN	DOWN	SYM	SYMMETRICAL
DW	DISHWASHER	T.O.	TOP OF
(E)	EXISTING	T&G	TONGUE & GROOVE
EL	ELEVATION	TYP	TYPICAL
ELEC	ELECTRICAL	U.O.N.	UNLESS OTHERWISE NOTED
EQ	EQUAL	W	WASHER OR WATT
EXT	EXTERIOR	W/	WITH
FIN	FINISH	W/D	WASHER & DRYER
FT	FEET	W/O	WITHOUT
GALV	GALVANIZED	WC	WATER CLOSET
GFCI	CIRCUIT INTERUPTER	WD	WOOD
GYP	GYPSUM	WH	WATER HEATER
IN	INCH(ES)	WP	WATERPROOF
INT	INTERIOR	XPS	EXTRUDED POLY
KG	KILOGRAMS		

	AERIAL	1ST FLOOR	2ND FLOOR
APRIL			
MAE			
JUNE			
JULIE			

SHEET INDEX

A0.0 COVER PAGE
A0.1 PROJECT INFORMATION
A0.2 GENERAL NOTES

FOR EACH OF THE FOUR VARIATIONS:

A1.0 ROOF / FOUNDATION
A1.1 DOWNSTAIRS PLANS
A1.2 UPSTAIRS PLANS

A2.0 FRONT ELEVATIONS
A2.1 REAR ELEVATIONS

A3.0 SECTION VIEWS

SHARED DETAILS (ALL VARIATIONS) :

A4.0 FULL SECTION DETAIL
A4.1 BATHROOM & KITCHEN

A5.0 ASSEMBLY DETAILS
A5.1 EXTERIOR OPTIONS
A5.2 DOORS & WINDOWS

A6.0 SCHEDULES

Along with these 33 sheets of technical plans, the book contains another 48 pages. Full of detailed explanations and 3D illustrations, the book gives a more complete understanding of the intentions and ideas behind the design.

IMPORTANT NOTE

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9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
4 **2023-04-30** JULIE: 1ST DRAFT (LARGEST VERSION)
+ See A0.1 for more project history and credits

COVER PAGE

A0.0

① Start simple, and grow with time.

③ Combine elements of the different variations.

② Extend (or compress) the primary massing.

④ Download and modify the open-source files.

(1) With 30-year mortgages, it's easy to pre-commit to shortsighted desires and feature creep. But let time teach you. You don't need to build everything at once. Most old homes grew beautifully with time. Avoid making huge, hasty mistakes. **(2)** Many decisions must be made upfront. The house's length can be between 24-32'. The total floor area of the primary massing can be between 650-850 sq ft.

BACKYARD FARMHOUSE

CUSTOMIZATION IDEAS

JAY OSBORNE

(3) You can mix together various elements from each of the designs (like using June's simplified dormers with Mae's wrap-around porch). The foundation can also be changed. **(4)** These drawings and renderings are made using SketchUp. Fast, free, and easy to use, SketchUp makes the customizations more fun. You can download the open-source files. Free house plans like these are extremely rare.

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PROJECT INFORMATION

LOCATION
54321 EXAMPLE AVENUE
KNOWHERE, VA 12345

PROJECT DESCRIPTION
ADU OR SINGLE-FAMILY HOUSE

PROJECT NUMBER
APN 0000-0000-000-000

FLOOR AREA
APRIL: 850 SQUARE FEET
MAE: 850 SQUARE FEET
JUNE: 740 SQUARE FEET
JULIE: 880 SQUARE FEET

CONSTRUCTION TYPE
TYPE V - WOOD FRAME CONSTRUCTION

PARCEL SIZE
[RECOMMENDED: AT LEAST 50x50 FOR JULIE, 25x50 FOR JUNE]

APPLICABLE CODES
2022 EXAMPLE STATE BUILDING CODE

PROJECT HISTORY & CREDITS

2024-02-29
9 FIRST EDITION (COMPLETED BOOK)
THANKS TO 597 KICKSTARTER SUPPORTERS.

2023-10-26
8 3RD DRAFT (DESIGNS SYNCHRONIZED)
RELEASE ON WEBSITE AND PREPARE FOR KICKSTARTER BOOK.

2023-08-27
7 ALL: 2ND DRAFTS (REFORMAT PAGES)
INCREASE DENSITY & COORDINATE INFO OF THE DRAWING SETS.

2023-07-31
6 JUNE: 1ST DRAFT (SIMPLEST VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

2023-05-30
5 MAE: 1ST DRAFT (ORNATE VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

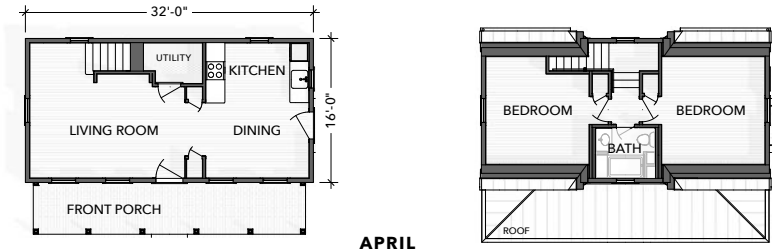
2023-04-30
4 JULIE: 1ST DRAFT (LARGEST VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

2023-03-31
3 APRIL: 1ST DRAFT (ELONGATED VERSION)
JAY OSBORNE GIVES FIRST PLANS TO HIS PATREON SUPPORTERS.

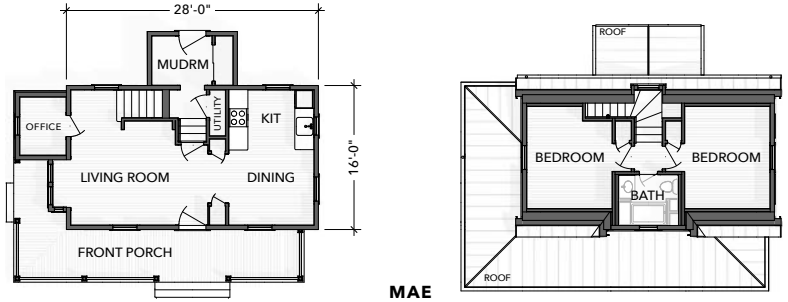
2023-02-28
2 BACKYARD 1ST DRAFT (BASIC 16x24, 650 SQ FT)
JAY OSBORNE DESIGNS THE SMALL PROTOTYPE FOR PATREON.

2022-11-30
1 FIRST PRESENTATION (SCHEMATIC DESIGN)
TEST IDEA AND CREATE PLANS FOR HARDEST, SMALLEST DESIGN.

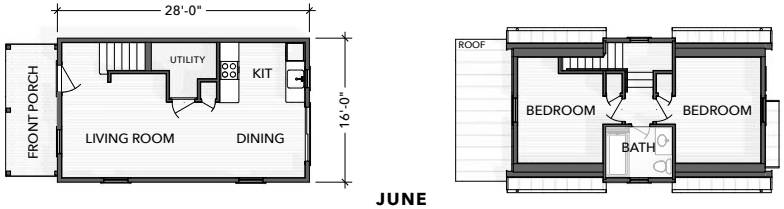
PRESENTATION PLANS



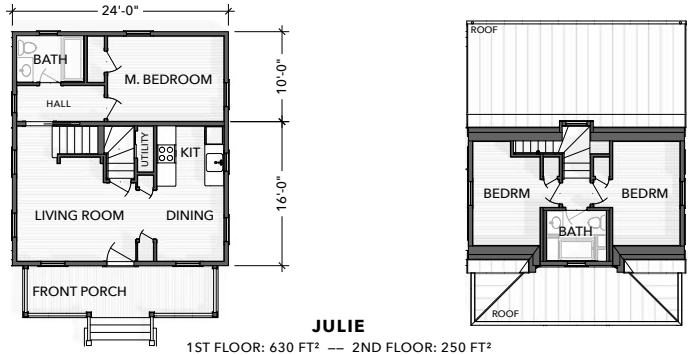
APRIL
1ST FLOOR: 520 FT² — 2ND FLOOR: 330 FT²
TOTAL AREA: 850 FT²



MAE
1ST FLOOR: 560 FT² — 2ND FLOOR: 290 FT²
TOTAL AREA: 850 FT²



JUNE
1ST FLOOR: 450 FT² — 2ND FLOOR: 290 FT²
TOTAL AREA: 740 FT²



JULIE
1ST FLOOR: 630 FT² — 2ND FLOOR: 250 FT²
TOTAL AREA: 880 FT²

CONTACT INFORMATION

OWNER
NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

ARCHITECT (OR DESIGNER OF RECORD)
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

GENERAL CONTRACTOR
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

SURVEYOR
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

PLUMBING
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

MECHANICAL (AND/OR ELECTRICAL)
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

STRUCTURAL
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

LANDSCAPE
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

INTERIORS
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

APRIL, MAE, JUNE, & JULIE

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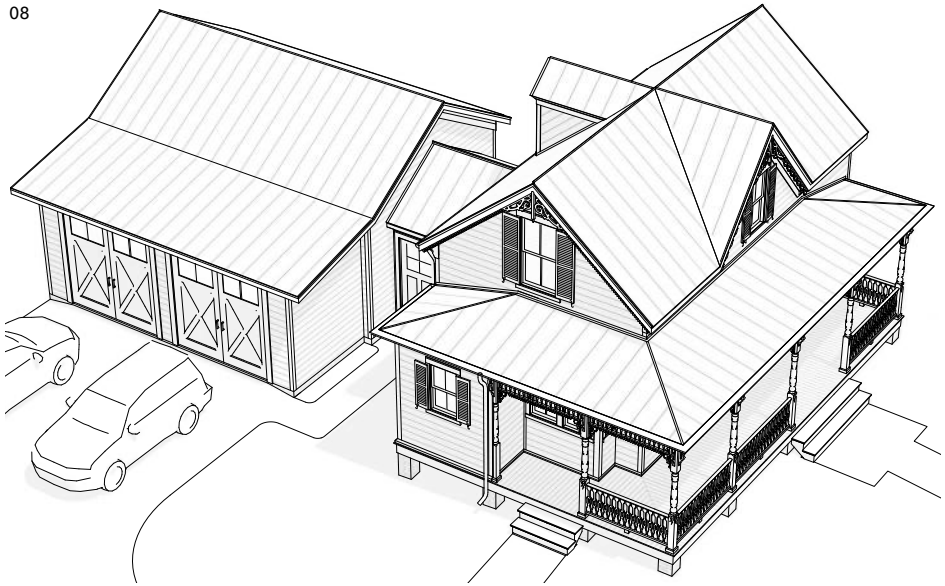
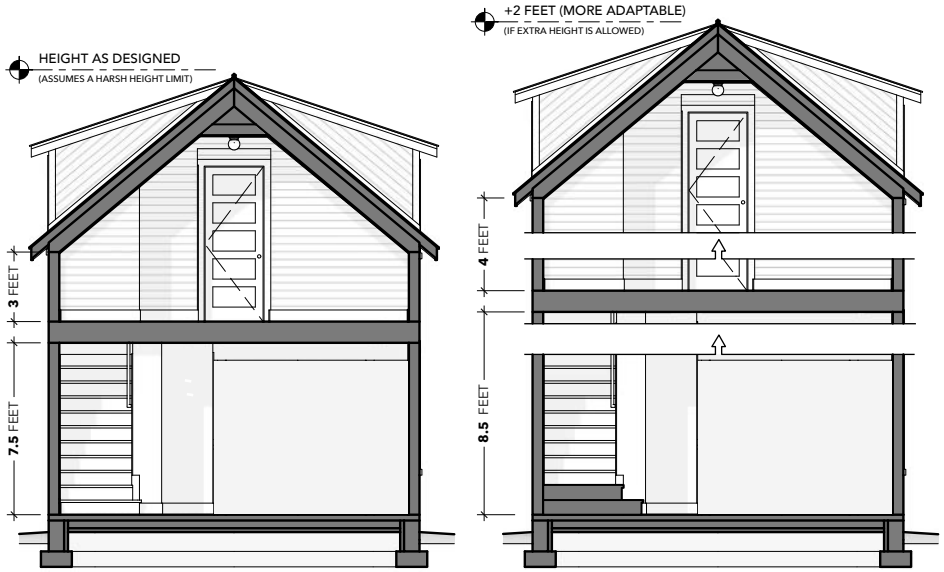
PROJECT INFO

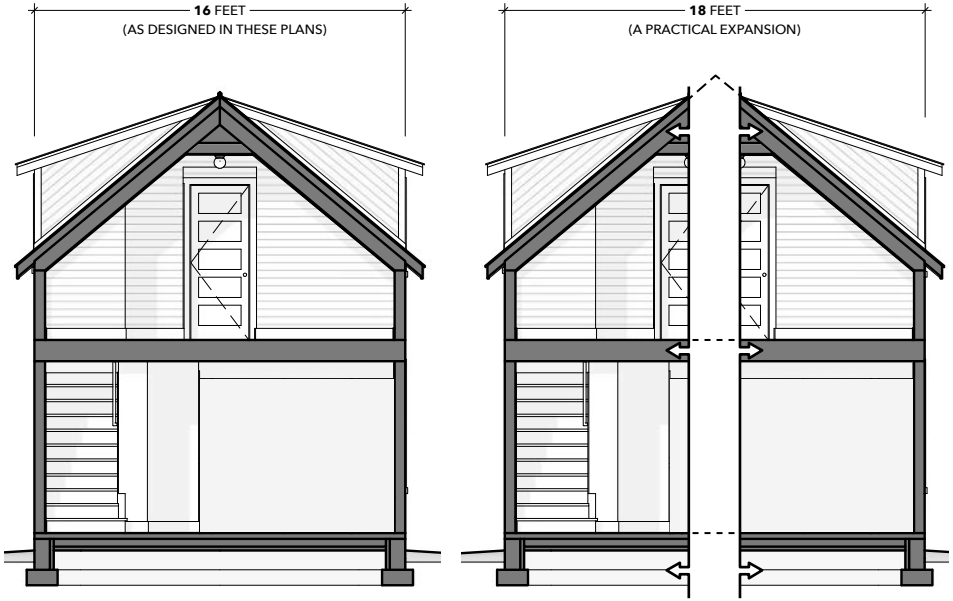
A0.1



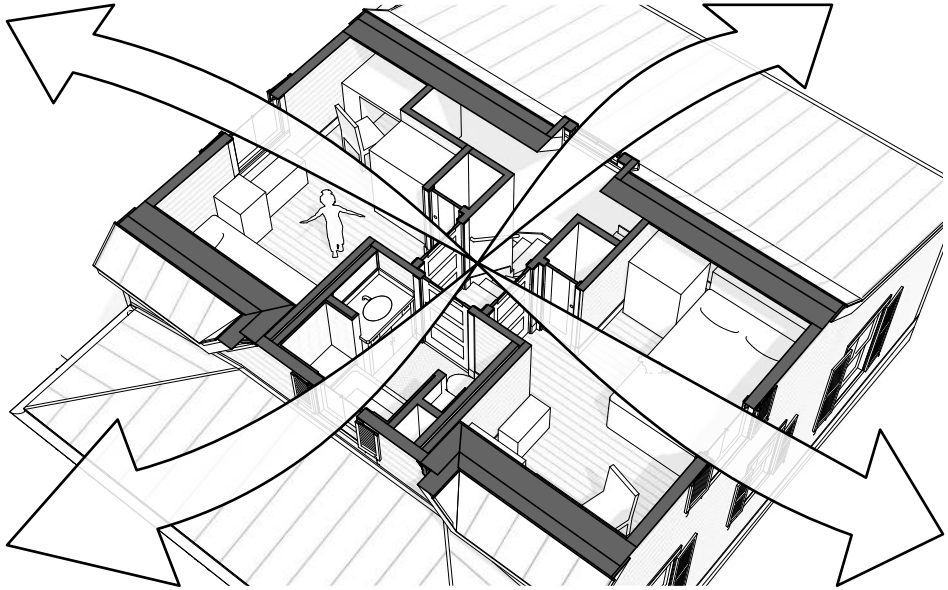
① For any more rooms, create an addition.



③ Raise the ceilings by a foot.



② Thicken the cross section by two feet.



④ Don't forget the fundamentals.

(1) Want another room in the house? Don't expand the box's whole footprint. That's a common mistake. It'll inflate a house into grotesque, saggy proportions. Instead, add a box by the box. Attach rooms as if they were added over time. **(2)** The main cross section can be stretched out a couple of feet– but for many reasons, no more than four feet! And don't reduce the main roof pitch. Trust me.

BACKYARD FARMHOUSE

ENLARGEMENT IDEAS

JAY OSBORNE

(3) The low roof height is a major constraint that forms the design. If allowed, raising the ceilings by about 6-12" solves countless practical problems. It also makes head clearances more comfortable. Yet raising ceilings more than 18" will cause unwanted side effects. **(4)** Old houses were designed around daylighting and cross breezes. You'll feel the difference. It's not just a superficial appearance.

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1A – WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL CODES.

1B – ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THEIR REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

1C – IF PRINTING FULL-SIZE DRAWING SET, DO NOT SCALE DRAWINGS.

1D – WRITTEN DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS.

~~**1E** – METRIC DIMENSIONS DO NOT PRECISELY MATCH IMPERIAL DIMS (AS DRAWN) DUE TO DIFFERING CODES AND MODULAR STANDARDS. IF ACCURACY IS DOUBTED, IMPERIAL DIMENSIONS TAKE PRECEDENCE.~~

1F – DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER/FACE OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS OTHERWISE NOTED.

1G – ALL DIMENSIONS NOTED "VERIFY IN FIELD" (V.I.F.) SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER OR THEIR REPRESENTATIVE.

1H – ALL NOTES AND DETAILS ARE TYPICAL. SIMILAR NOTES AND DETAILS APPLY IN SIMILAR SITUATIONS.

1I – IN THE CASE OF DISCREPANCIES WITHIN DESCRIPTIONS OF SIMILAR ITEMS, PRECEDENCE SHALL BE GIVEN TO NOTES AND DRAWINGS OF GREATER DETAIL.

1J – INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, OR VIOLATE LOCAL REGULATIONS, IMMEDIATELY NOTIFY THE OWNER OR THEIR REPRESENTATIVE.

1K – VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.

1L – COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.

1M – IT IS BEYOND THE SCOPE OF ARCHITECTURAL DRAWINGS TO ILLUSTRATE THE BUILDING CODE. BUILDERS: READ IT, FOLLOW IT.

2 (SITE / FOUNDATION)

2A – ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

2B – GRADING AND SITEWORK SHALL BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.

2C – FINISH GRADE SHALL SLOPE DOWN FROM HOUSE, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.

2D – BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 30 FEET OF THE FOUNDATION. SILT FENCES SHALL BE CONSTRUCTED DOWNSLOPE OF ANY AREA WHERE THE SOIL IS DISTURBED.

2E – DEPICTED FOUNDATION IS BASED ON FICTIONAL CONDITIONS. CONDUCT A SOIL TEST AND STRUCTURAL ENGINEERING FOR A SITE-SPECIFIC FOUNDATION. (AND THEN YOU CAN DELETE THIS NOTE)

2F – FOOTINGS SHALL EXTEND BELOW THE LOCAL FROST LINE.

2G – PERFORATED DRAINAGE PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND THE FOUNDATION; AND MULTIPLE DRAINAGE OUTLETS LEAD DOWNSLOPE AWAY FROM THE BUILDING.

2H – ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE GALVANIZED OR STAINLESS STEEL.

3 (CONSTRUCTION)

3A – ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.

3B –THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE FULL-SIZE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.

3C – THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN PREVENTED BY A THOROUGH EXAMINATION.

3A – PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.

3D – THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS.

3E – CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.

3F – IF THE WORK OF ANY CONTRACTOR SIGNIFICANTLY DEVIATES FROM THE CONTRACT DRAWINGS WITHOUT THEM FIRST GETTING PERMISSION FROM THE APPROPRIATE PERSON, THAT CONTRACTOR MAY BE REQUIRED TO FIX THEIR WORK AT THEIR OWN EXPENSE.

4 (UTILITIES)

4A – ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOT SIGNIFICANTLY ALTER THE STRUCTURE OR FINISHES.

5 (WEATHERPROOFING)

5A – CHECK LOCAL CODES FOR INSULATION REQUIREMENTS.

5B – DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW REQUIREMENTS AND RECOMMENDATIONS OF BUILDING CODES, PRODUCT MANUFACTURERS, AND CONSTRUCTION BEST PRACTICES.

6 (EGRESS / FIRE SAFETY)

6A – FIRE BLOCKING AND FIRE-RATED SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED USABLE SPACE UNDER STAIRS.

6B – SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER APPLICABLE CODES.

6C – ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.

6D – ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

6E – THE MINIMUM STAIRCASE TREAD SHALL BE 10" AND MINIMUM RISER OF 7.75", WITH A MAXIMUM 3/8" VARIATION WITHIN A FLIGHT.

6F – HANDRAILS SHALL BE LOCATED 34-38 INCHES [864-965 MM] ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS.

6G – GUARDRAILS MUST BE LOCATED ALONG ANY EDGE WHERE THE FLOOR DROPS 30" [762] OR MORE TO THE FLOOR OR GROUND BELOW.

7 (FINISHES & FIXTURES)

7A – PROVIDE ADEQUATE BLOCKING AROUND CABINETRY, PLUMBING FIXTURES, AND OTHER APPLICABLE AREAS.

7B – CONTRACTOR MUST ENSURE THE INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE THE APPLICATION OF PAINT COATINGS

7C – FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.

7D – PROVIDE AT LEAST 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.

7E – DO NOT USE SCREW-ON, NON-OPERABLE WINDOW SHUTTERS. THEY ARE AS TACKY AS CLIP-ON TIES.

7F – AN ECONOMICAL ALTERNATIVE TO LOUVERED SHUTTERS: BOARD & BATTEN SHUTTERS. BUT DO NOT USE SCREW-ON, NON-OPERABLE SHUTTERS. (IT WOULD BE BETTER TO USE NONE AT ALL.)

7G – DO NOT USE ALUMINUM OR VINYL SIDING. SNAP-ON SIDING MAKES ONCE-BEAUTIFUL HOUSES LOOK LIKE CHEAP PLASTIC TOYS.

7H – SCREEN PORCHES MAY BECOME FUTURE ADDITIONS TO THE CONDITIONED SPACE (AS A MUDROOM, BATHROOM TO A BEDROOM SUITE, ETC). BUILD THEM WITH THAT IN MIND.

7I – WALL-TO-WALL CARPETING IS FORBIDDEN.

9 (CONDITIONS OF USE)

9A – JAY OSBORNE IS THE ORIGINAL DESIGNER OF THIS WORK. INSTEAD OF A CONVENTIONAL COPYRIGHT, HE PROVIDES THESE PLANS UNDER AN OPEN SOURCE LICENSE. SOME RIGHTS RESERVED.

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9G – IF YOU USE THIS WORK AND/OR CREATE ANY DERIVATIONS, YOU AGREE TO PROVIDE APPROPRIATE CREDIT TO JAY OSBORNE. ATTRIBUTION IS AN ESSENTIAL REQUIREMENT OF THE LICENSE.

9H – APPROPRIATE CREDIT INCLUDES MENTIONING JAY OSBORNE IS THE ORIGINAL DESIGNER. SPECIFY THAT WHERE AND WHEN IT WOULD BE IMPORTANT FOR SOMEBODY. (IF THEY WOULD FEEL SCAMMED WHEN LEARNING THE TRUTH, THEN YOU DID IT WRONG.) ALSO MENTION ANY CHANGES YOU MADE, IF APPLICABLE– BUT DON'T IMPLY JAY OSBORNE HAD ENDORSED THEM.

9I – THESE DRAWINGS ARE DERIVED FROM SKETCHUP MODELS, WHICH CAN BE DOWNLOADED FOR FREE ONLINE.

9J – IT IS IMPOSSIBLE FOR ONE SET OF ARCHITECTURAL DRAWINGS TO FULFILL THE REQUIREMENTS OF EVERY JURISDICTION. THIS IS A TEMPLATE TO START FROM. THE GC OR DESIGNER OF RECORD (OR WHOEVER REMOVES THIS NOTE) SHALL TAKE RESPONSIBILITY FOR ADAPTING THIS DESIGN TO LOCAL REQUIREMENTS.

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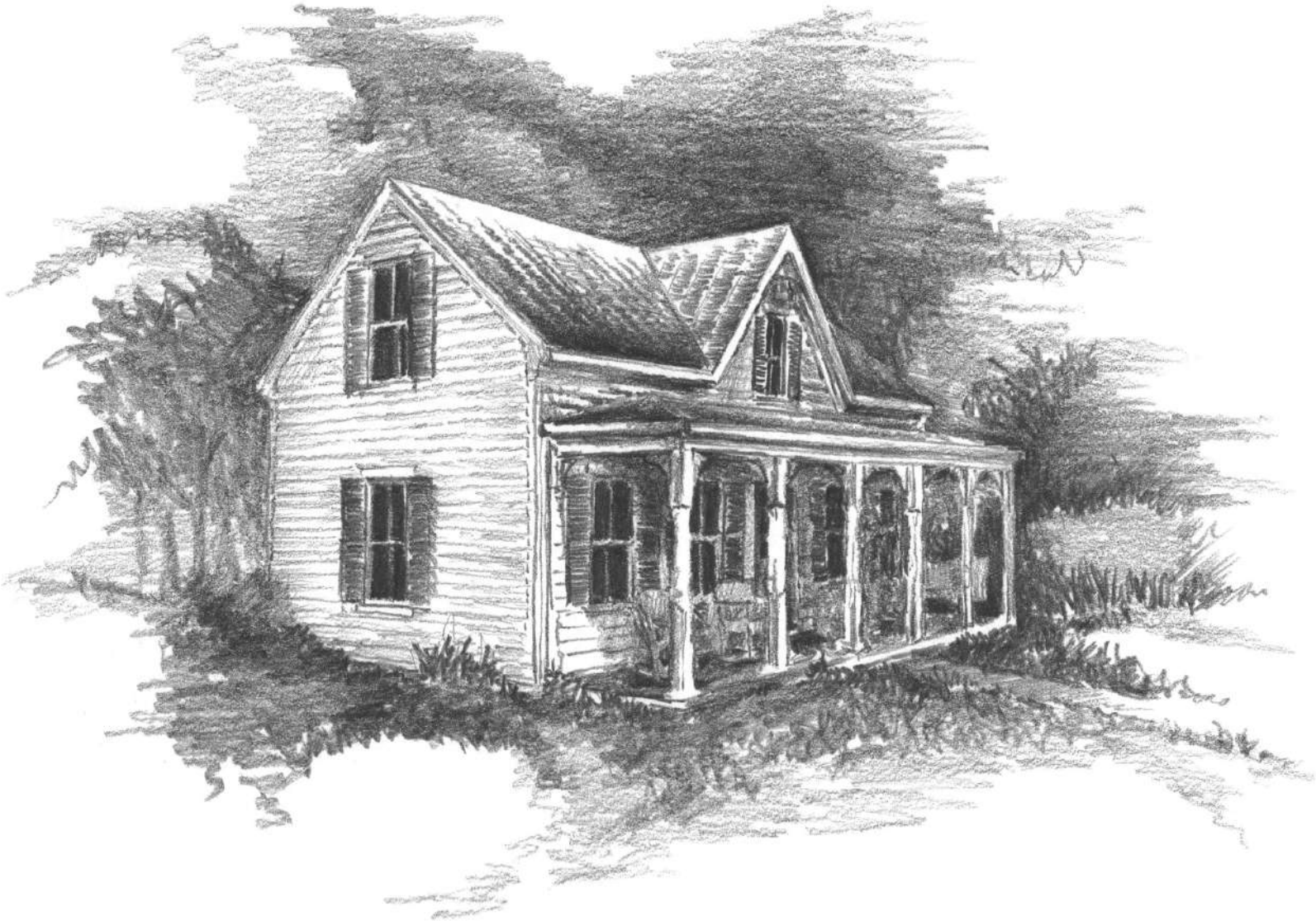
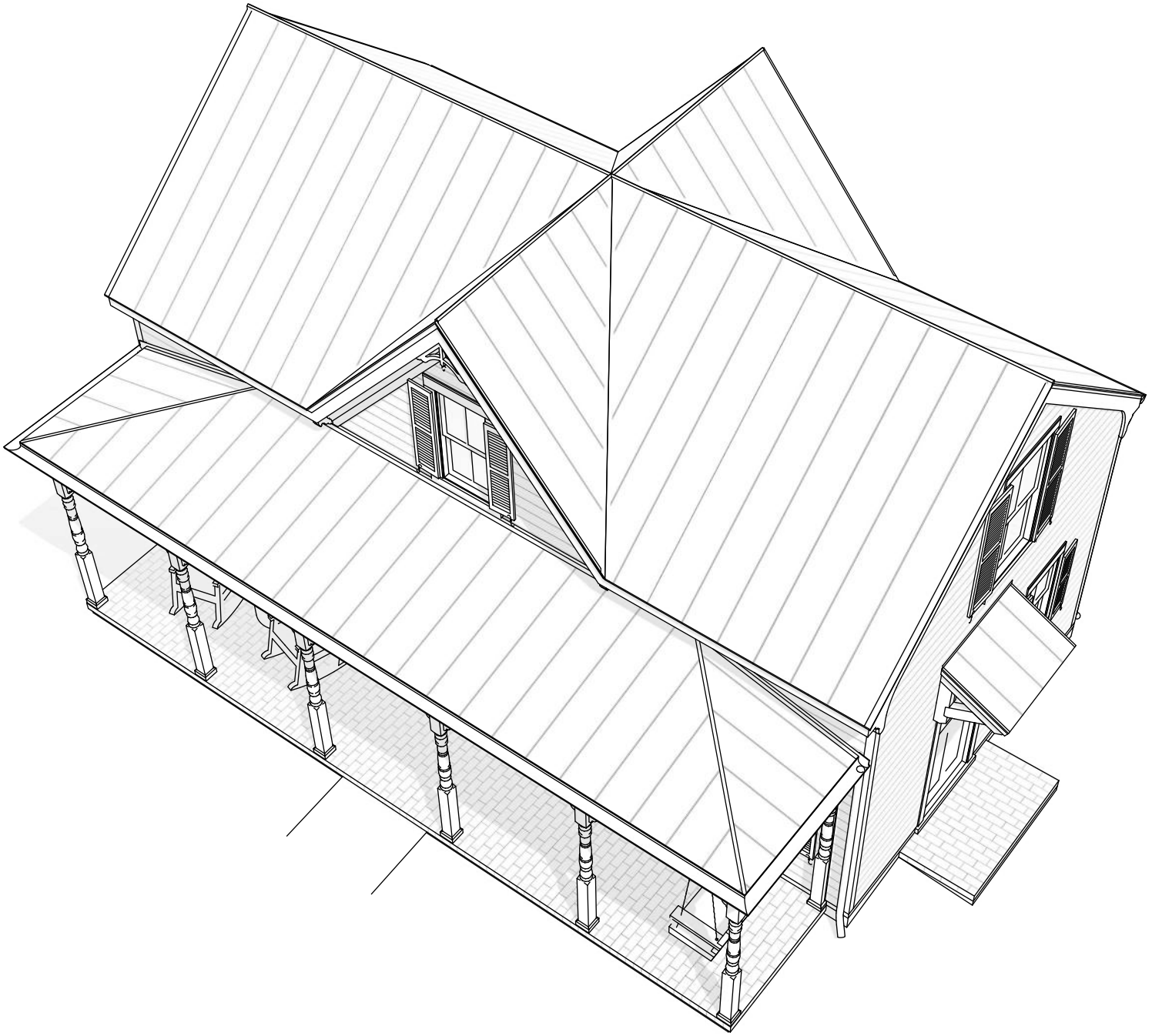
April’s Backyard Farmhouse





The Backyard Farmhouse comes in four variations. April is the most classic design. A quintessential cottage built all across North America in the 1800s, such old houses were common because of their minimal upstairs volume. The compact form saved space, materials, and heating fuel. The central cross gable is not mere decoration– it's a practical necessity, providing just enough headroom.

APRIL'S BACKYARD FARMHOUSE

INTRODUCING: APRIL

A DESIGN BY JAY OSBORNE

April is more elongated than the other Backyard Farmhouses. It shows how much the floor plan can be stretched outward. However, it still follows the strictest practical building height limits, so it can be built as an accessory dwelling unit. This small and efficient house is enduringly functional, so why not copy success? The best designs have old ideas worth copying, embodying the wisdom of time.

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A PERMIT, INCLUDING SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. OTHER FOUNDATION TYPES CAN BE USED. FOR INSTANCE: A BASEMENT, CRAWLSPACE, OR PIER FOUNDATION. BECAUSE THE FOUNDATION MUST ALWAYS BE REDESIGNED AND ENGINEERED REGARDLESS, IT'S IMPORTANT TO REALIZE THAT THESE OPTIONS ARE OPEN.

3. IF CONVERTED TO A GARAGE BASEMENT, A VEHICLE DOOR CAN BE ON ONE OF THE SHORTER, SIDE WALLS. TWO COMPACT CARS COULD FIT IN THE 31-FOOT CLEAR SPACE.

4. IF BASEMENT STAIRS ARE INCLUDED INSIDE, THEY'D BE STACKED BELOW THE OTHERS. IF THE GARAGE DOESN'T NEED INTERIOR STAIRS, IT COULD INSTEAD BE A CARPORT (MAYBE WITH A PIER FOUNDATION) THAT, IF ACCESSED FROM THE REAR, CAN FIT 3 CARS.

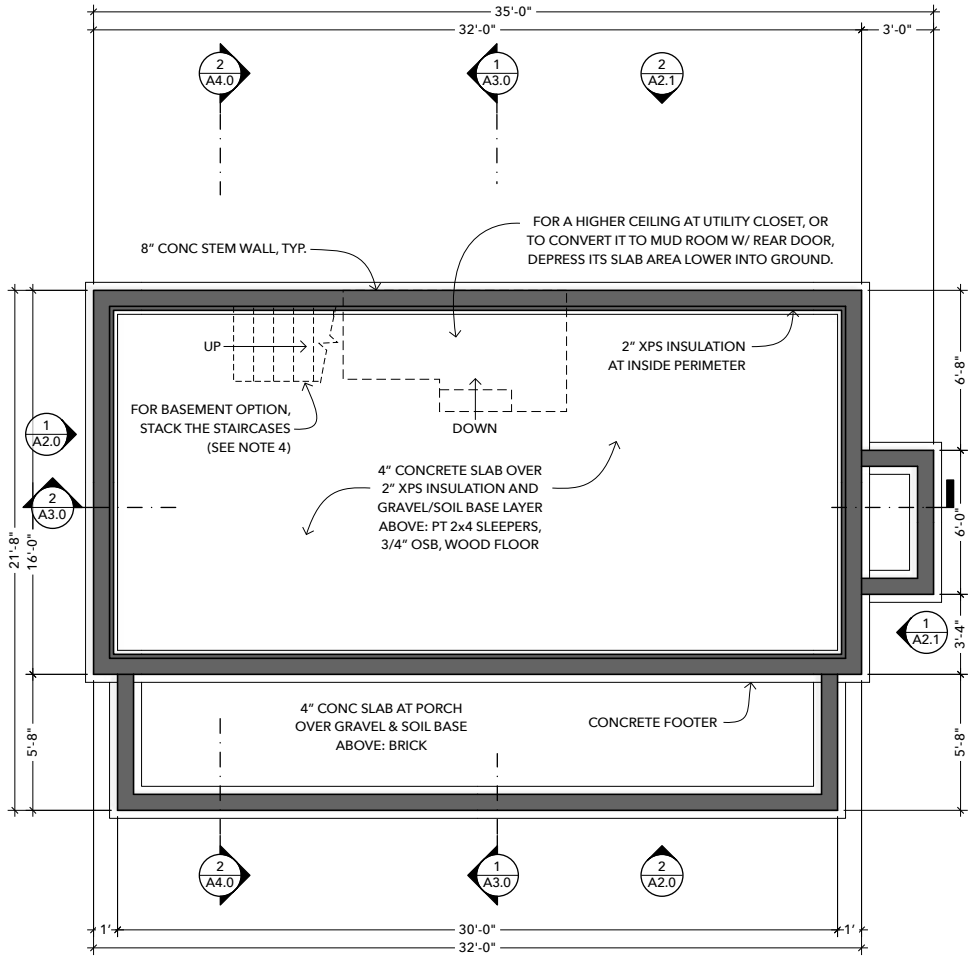
ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16 FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20 FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

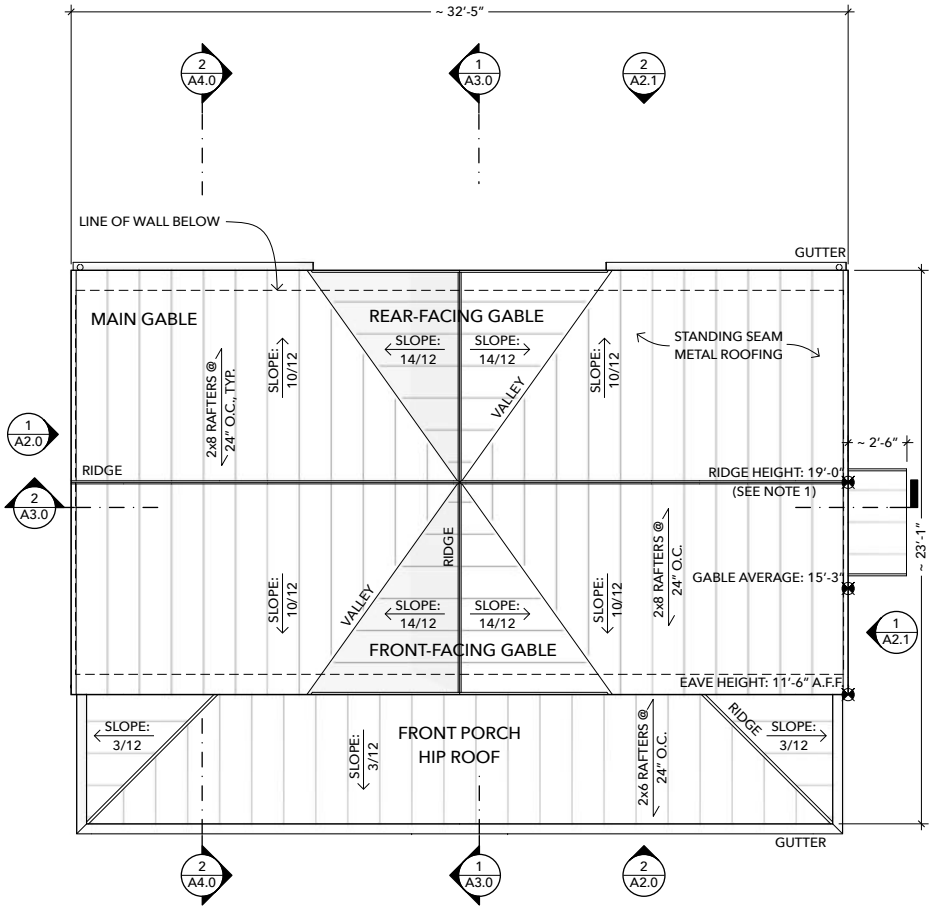
2. GABLE AVERAGE HEIGHT AT FRONT- AND REAR-FACING GABLES SHOULD BE EQUAL (OR SLIGHTLY LESS) THAN THE AVERAGE HEIGHT OF THE MAIN GABLE. ROOF RIDGES SHOULD NEARLY MATCH, WITH THE MAIN GABLE BEING HIGHER IF NECESSARY.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. THE ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT MODERN METAL INDUSTRIAL ROOFING (W/ RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.


35'-0"
32'-0"
3'-0"
8" CONC STEM WALL, TYP.
FOR A HIGHER CEILING AT UTILITY CLOSET, OR TO CONVERT IT TO MUD ROOM W/ REAR DOOR, DEPRESS ITS SLAB AREA LOWER INTO GROUND.
UP
DOWN
2" XPS INSULATION AT INSIDE PERIMETER
FOR BASEMENT OPTION, STACK THE STAIRCASES (SEE NOTE 4)
4" CONCRETE SLAB OVER 2" XPS INSULATION AND GRAVEL/SOIL BASE LAYER ABOVE: PT 2x4 SLEEPERS, 3/4" OSB, WOOD FLOOR
4" CONC SLAB AT PORCH OVER GRAVEL & SOIL BASE ABOVE: BRICK
CONCRETE FOOTER
21'-8"
16'-0"
5'-8"
6'-8"
6'-0"
3'-4"
5'-8"
1'
30'-0"
32'-0"

1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

APRIL'S VERSION (CLASSIC & ELONGATED)

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
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3 **2023-03-31** APRIL: 1ST DRAFT (LONGER VERSION)
+ See A0.1 for more project history and credits

ROOF/FOUNDATION
VARIATION: APRIL

A1.0

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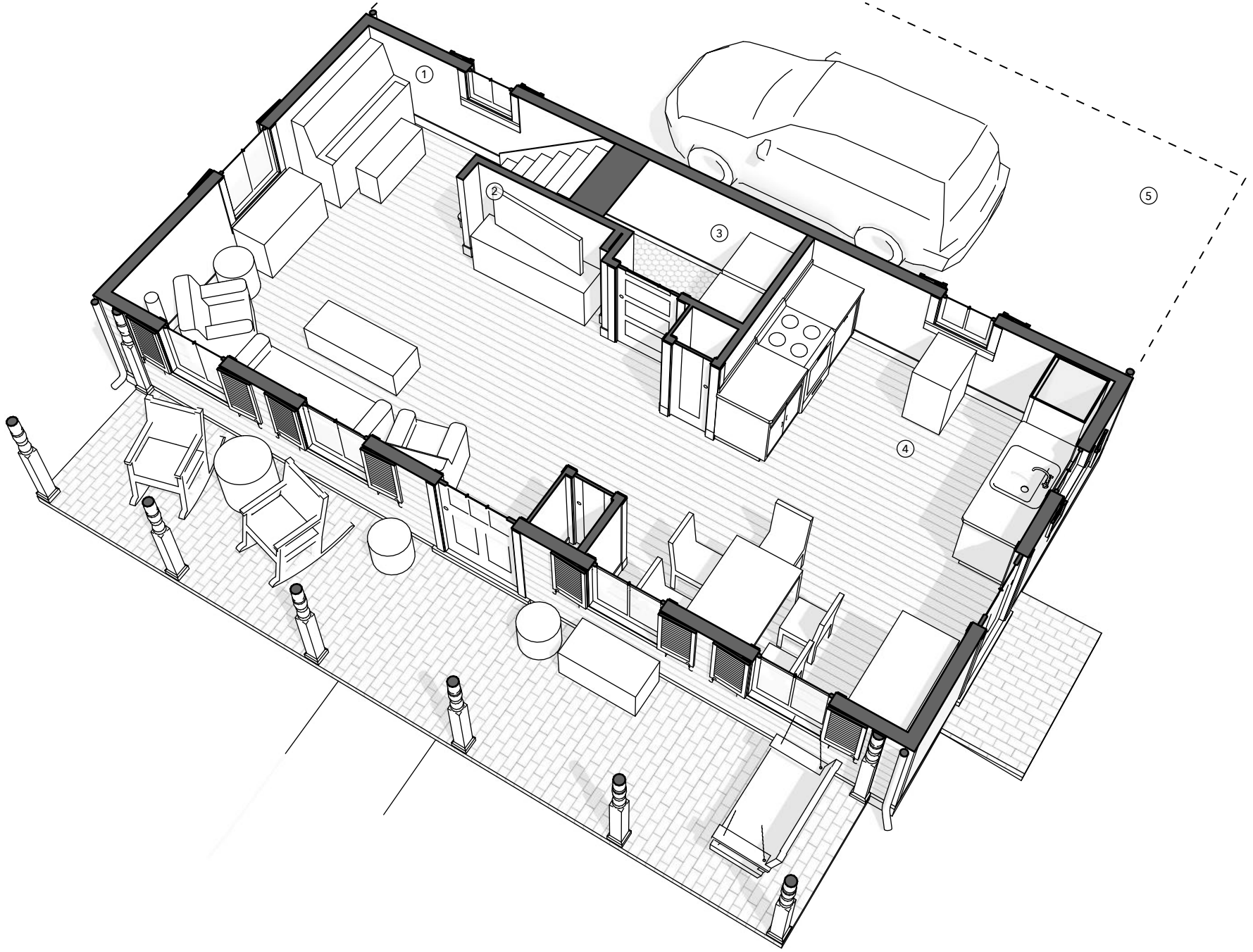


April's main massing is 16x32 feet– the most stretched-out Backyard Farmhouse. At 850 sq ft, it's slightly larger than the average ADU (Accessory Dwelling Unit). As an easy revision, you can reduce it to 650 sq ft by pulling in the end walls by 4 feet. (Then the 5-bay front porch will have only 3 bays, much like Julie's variation.) April demonstrates how much her sister variations can be elongated, if desired.

APRIL'S BACKYARD FARMHOUSE

FIRST FLOOR

A DESIGN BY JAY OSBORNE

(1) The elongated plan has more room for a piano, desk, closet, wardrobe, etc. **(2)** The stair wall provides backing for a screen or woodstove. **(3)** The utility room below the stairs has a low ceiling, but laundry machines or an AC unit can still fit. **(4)** The kitchen is more stretched than in the other designs. A center table here? **(5)** A rear addition (a 10'x32' lean-to) can have a bedroom suite and a mudroom.

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. OPTIONAL BUILT-IN SHELVING. ALSO: LOCATION FOR AN OPTIONAL WOODSTOVE.

3. FRAME LARGER OPENINGS FOR POSSIBLE DOORS INTO A FUTURE REAR ADDITION.

4. ADJUSTING THE CLOSETS AT "THICK WALL" (CASED OPENING) CAN CAUSE MANY MINOR CONFLICTS, INCLUDING ALIGNMENTS AT THE STAIR AND UPPER WALLS.

5. AS A SEPARATE OPTION, THIS HOUSE'S SIZE CAN BE REDUCED BY 200 SQUARE FEET (TO 650 SQ FT) BY PULLING IN THE EXTERIOR SIDE WALLS BY 4 FT EACH. THAT WOULD RESULT IN 3 BAYS (INSTEAD OF 5) AT THE FRONT PORCH, AND 80 SQ FT BEDROOMS.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SECTION DIMS TAKE PRIORITY.

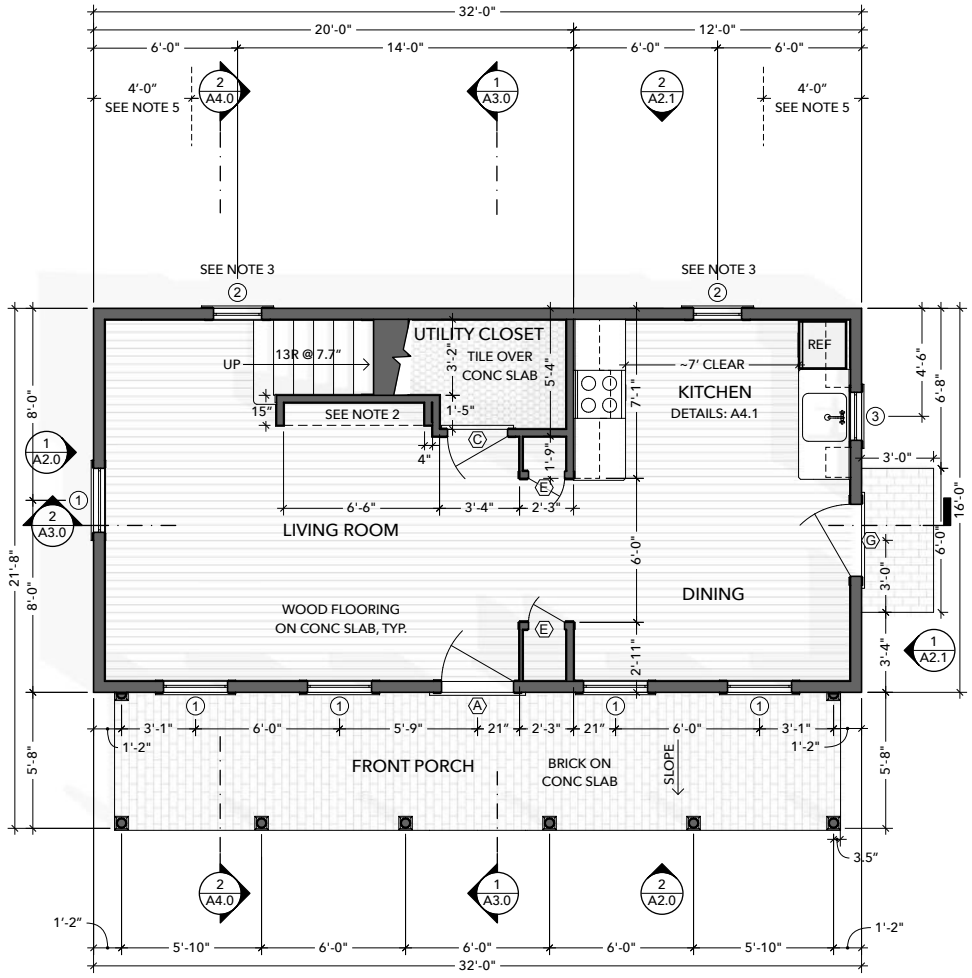
2. CENTER ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY DESIGN ELEMENTS.

3. LIVING ROOM: OPTIONAL BUILT-IN SHELVING (OR CABINETS). ALSO OPT: WOODSTOVE.

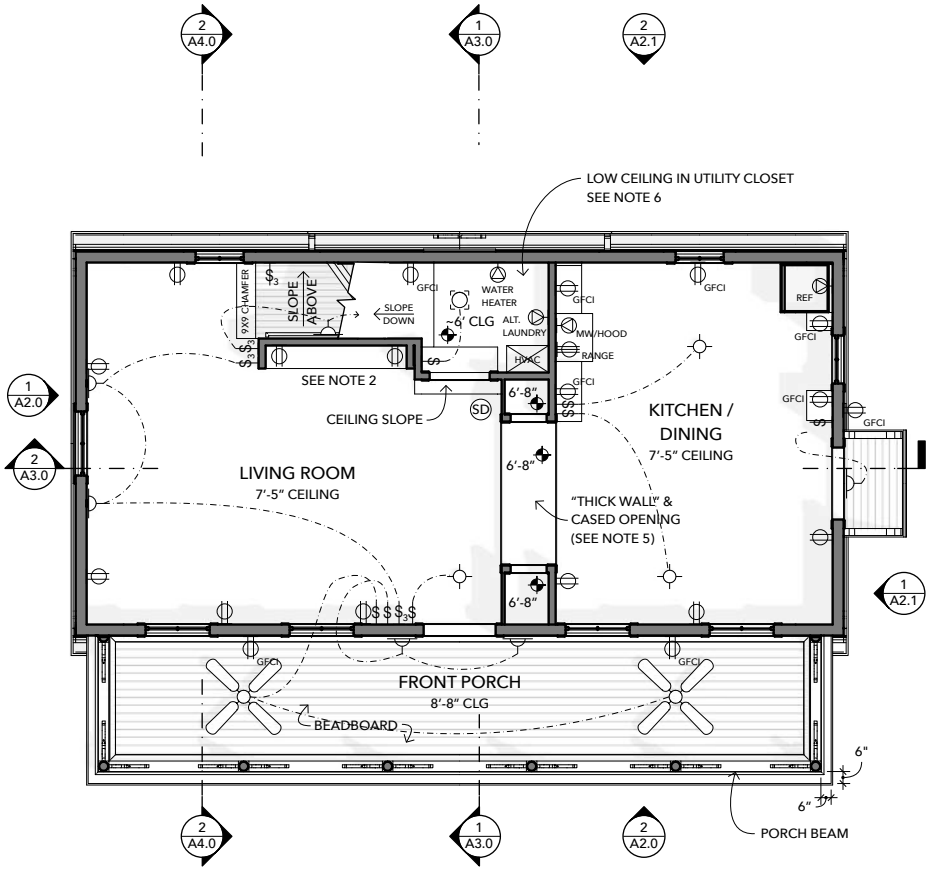
4. LAUNDRY HOOKUPS RECOMMENDED IN UTILITY RM, EVEN IF ALSO IN UPSTRS ALCOVE.

5. WALL AREA OVER LARGE CASED OPENING IS FOR BEAMS, PIPING, AND/OR DUCTWORK.

6. FOR A HIGHER CEILING IN UTILITY CLOSET, HAVE 1 OR 2 STEPS DOWN INTO GROUND.



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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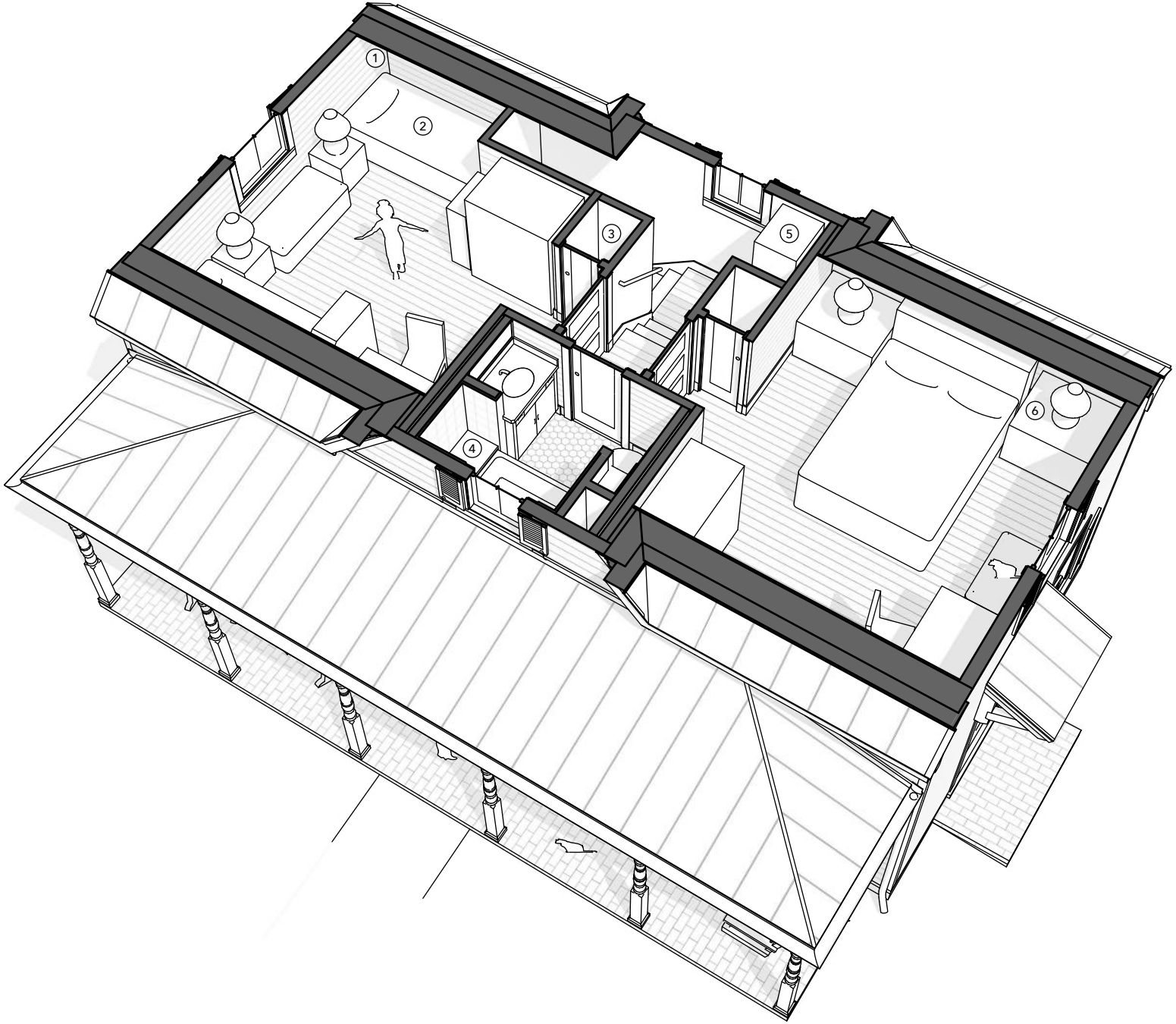
DOWNSTAIRS PLANS
VARIATION: APRIL

A1.1



April's Backyard Farmhouse, like its sister designs, has a compact upper level. The elongated massing provides more space, yet the 16'-wide cross section is very similar to the other designs. Stretched to 32' long, any larger and the house may seem dark in the upstairs rooms, with their tent-like ceilings. Those ceilings are almost as low as they can be. The circulation layout is exceptionally efficient.

APRIL'S BACKYARD FARMHOUSE

SECOND FLOOR

A DESIGN BY JAY OSBORNE

(1) The vertical walls are 3 feet tall before the ceiling slope. With furniture against the walls, you probably won't bump your head. **(2)** April's elongated design allows for a bed alcove here. **(3)** Each bedroom has a tiny closet (not necessarily required). **(4)** The low ceiling severely limits the bathroom arrangement. The seat by the bathtub prevents head-hitting. **(5)** This alcove could also be a linen closet.

FLOOR PLAN NOTES

1. BECAUSE OF THE LOW HEAD CLEARANCES , IT IS INADVISABLE TO REARRANGE THE BATHROOM FIXTURES, SINCE THAT MAY CAUSE CODE VIOLATIONS AND HEADACHES.

2. ANY AREA OF ROOM WITH LESS THAN A 5′ CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, NOR IN ROOM AREA.

3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7′ MIN CEILING.

4. THIS DIMENSION IS CRITICAL FOR A BED ALCOVE. BUILT-IN FURNISHINGS/SHELVES CAN USE MORE OF THE STAIRWELL'S VOLUME, IF 80″ HEADROOM IS MAINTAINED.

5. STAIR LANDING MUST HAVE 36″ CLEAR PATH OF TRAVEL. (CURTAINED ALCOVE, OPT). LAUNDRY HOOKUPS SHOULD BE INCLUDED IN THE ALCOVE, BUT THIS SPACE COULD INSTEAD BE USED BY A CLOSET, HVAC UNIT, READING BENCH, OR BUILT-IN CABINETRY.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
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REFLECTED CEILING PLAN & ELECTRICAL NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1″). SECTION DIMS TAKE PRIORITY.

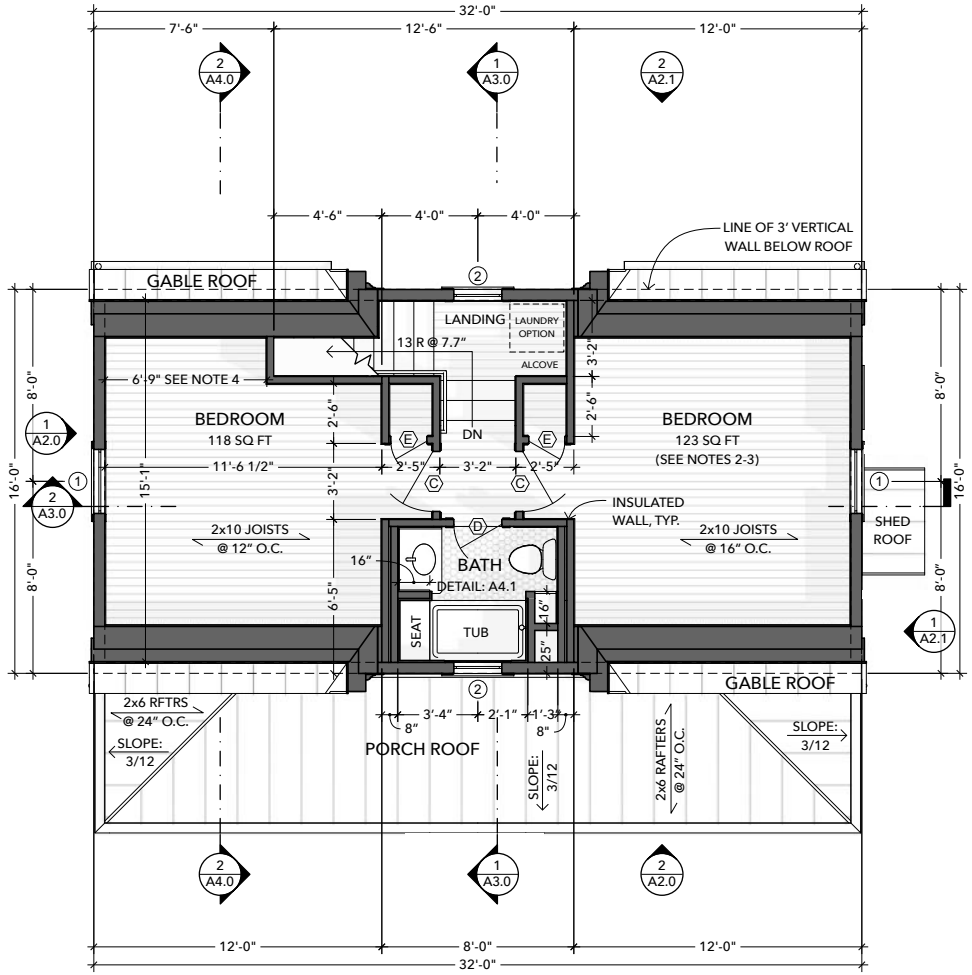
2. CENTER THE ELEC. FIXTURES ON SURFACES, AXES, AND/OR MOST VISIBLE ELEMENTS.

3. A MIN 30x30-INCH AREA OF THE SHOWER MUST HAVE A CEILING HEIGHT OF OVER 6′-8″.

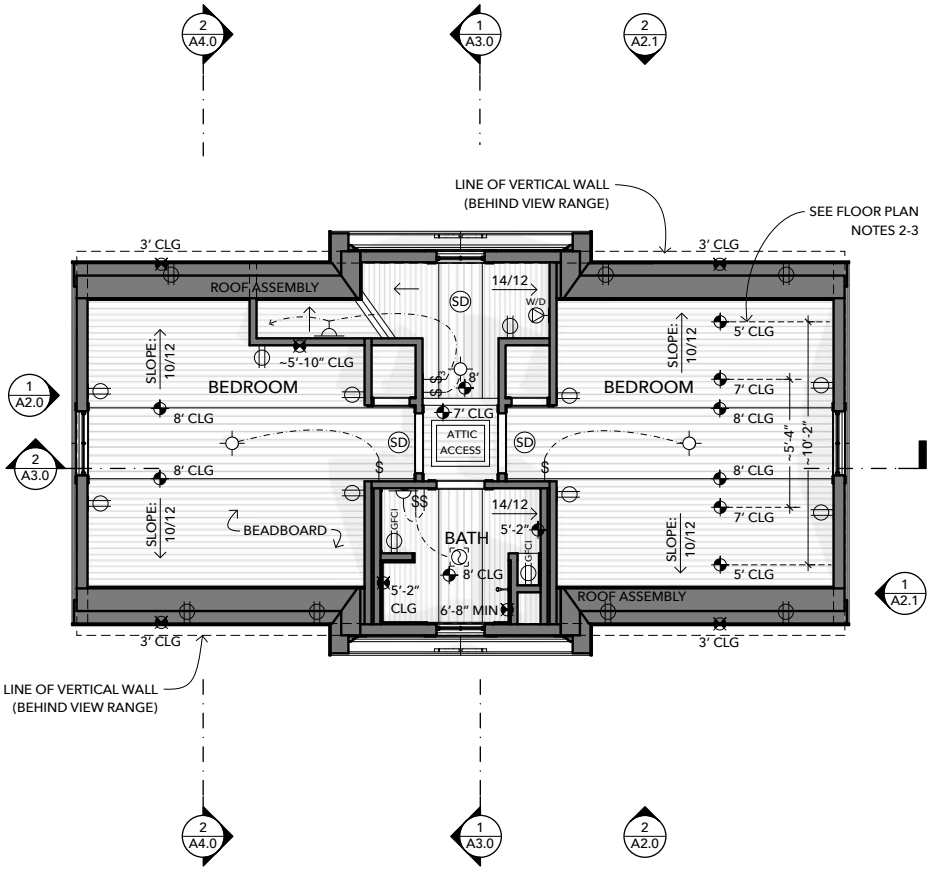
4. BY CODE, THE BACK OF THE LAVATORY AND TOILET CAN HAVE A 5′ CEILING, BUT THE CEILING NEEDS TO BE AT LEAST 6′-8″ AT THE FRONT OF THESE FIXTURES.

5. MAINTAIN 80″ MINIMUM HEAD CLEARANCE AT STAIRWAY.

6. ATTIC ACCESS MAY BE OMITTED SINCE THE SPACE IS SO SMALL.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/8″ = 1′-0″



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8″ = 1′-0″

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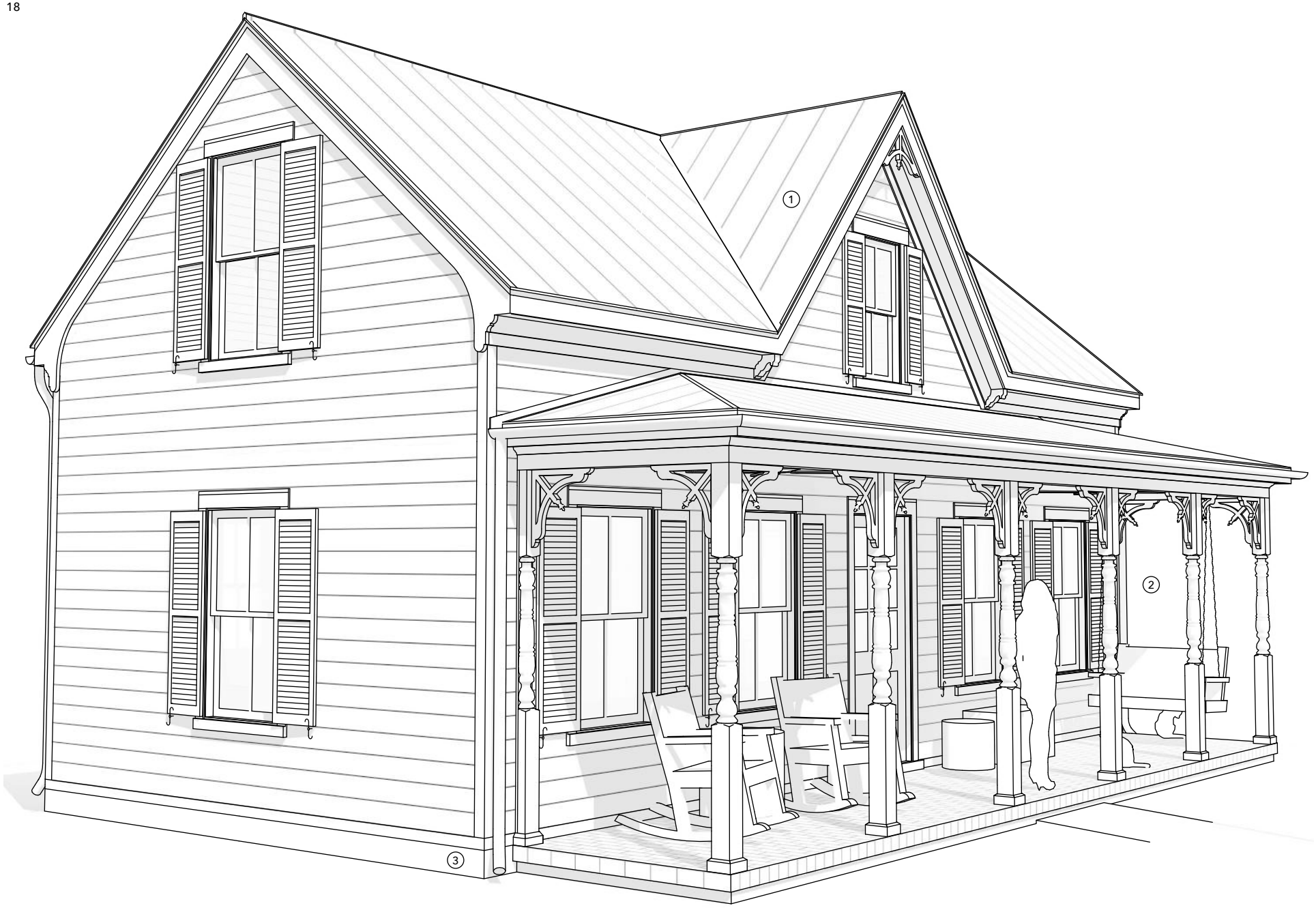
UPSTAIRS PLANS
VARIATION: APRIL

A1.2



The Backyard Farmhouses are based on an iconic archetype from the 1800s– a compact and functional house design with 1.5 stories and a front-facing gable. April's variation is the most classic. Though still cute, April is elongated, with a 5-bay front porch. As a cottage scaled to the needs of today's smaller families, April focuses on the basics of life, like the freedom to live in a little, cozy home.

APRIL'S BACKYARD FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) The front gable is practical, allowing enough headroom for the bathroom. A gable is also the most common symbol of domesticity. Kids draw homes like this. Even kids that live in city apartments. **(2)** To be traditional, spaces between posts should be vertically proportioned. The post brackets can strengthen the joints. **(3)** A slab can help the design follow even the most severe building height limits.

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16-FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20-FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

2. THIS DESIGN ASSUMES THE STRICTEST PRACTICAL BUILDING HEIGHT LIMITS. IF ANY REGULATION DEMANDS A SHORTER HOUSE, IT WAS MADE TO OUTLAW 2ND FLOORS – OR ELSE TO CRIMINALIZE TRADITIONAL, TIMELESS, AND AFFORDABLE HOUSES.

3. A BASEMENT OR CRAWLSPACE FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. OR MORE (DEPENDS ON HOW IT IS MEASURED).

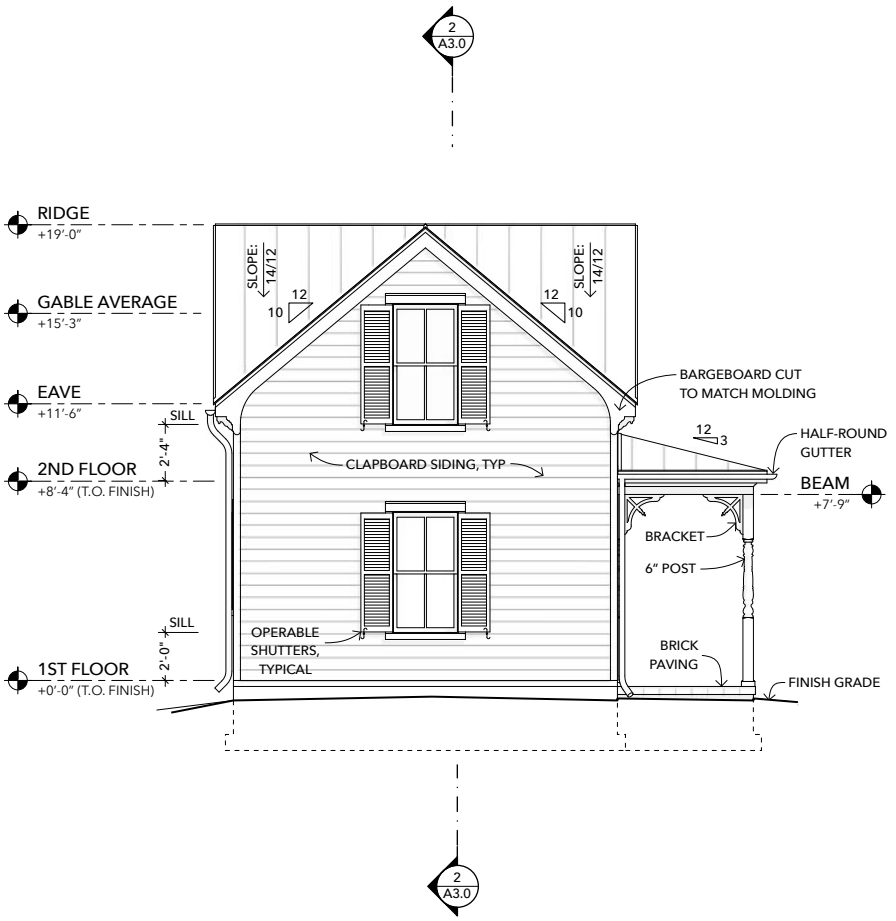
4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

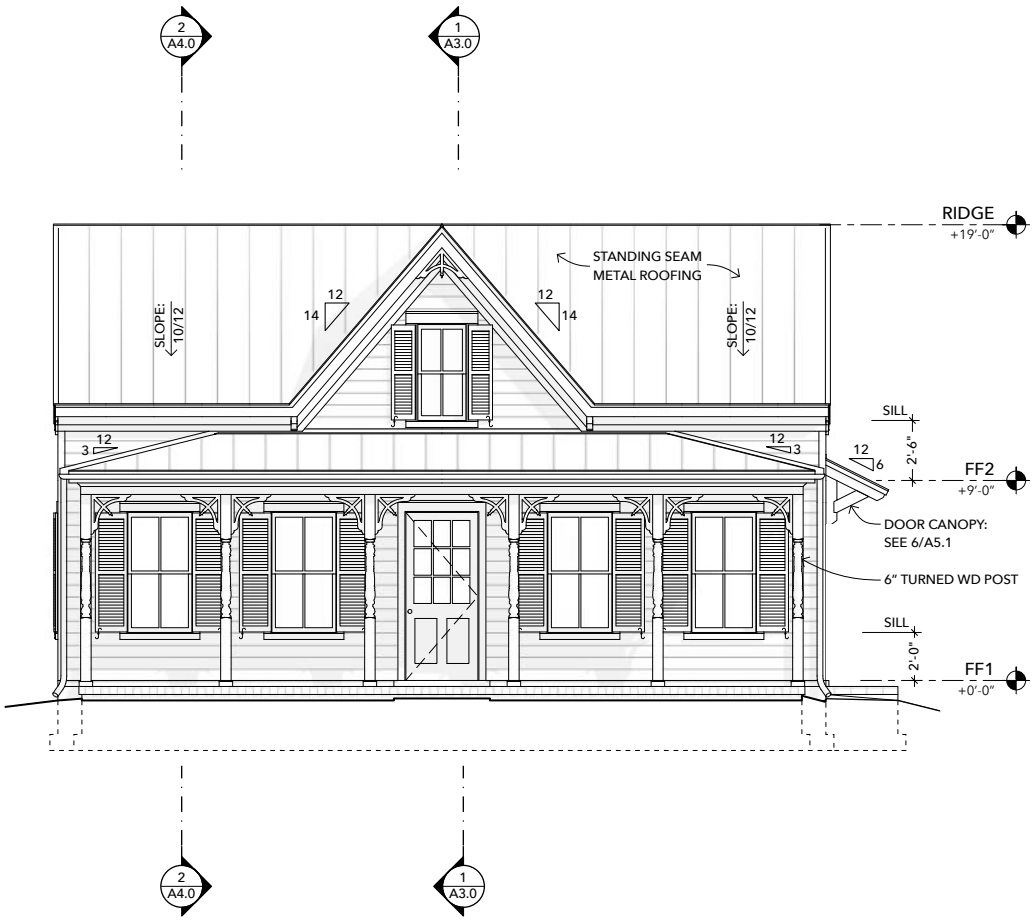
6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

7. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

8. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

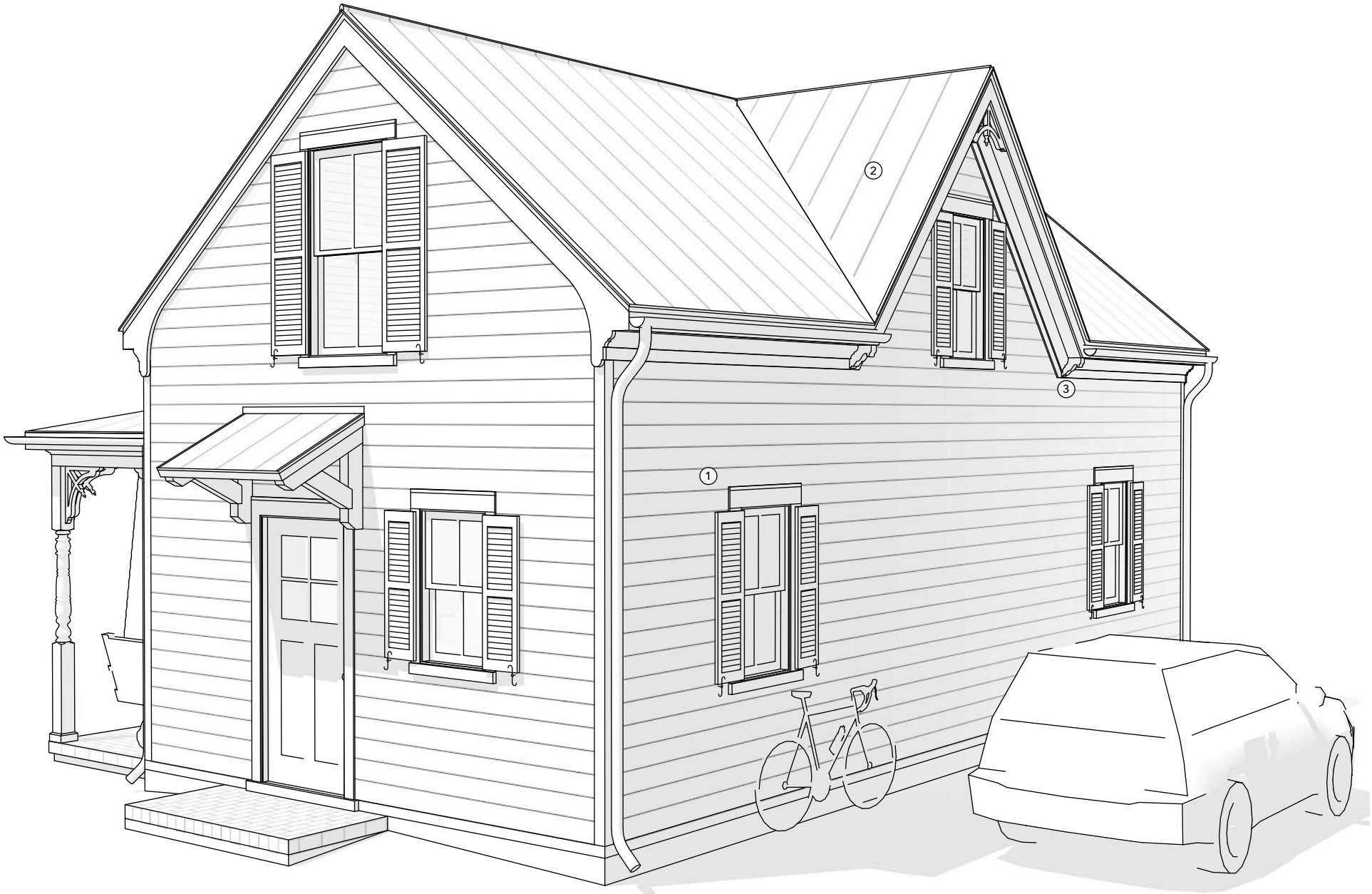
BACKYARD FARMHOUSE

APRIL'S VERSION (CLASSIC & ELONGATED)

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
3 **2023-03-31** APRIL: 1ST DRAFT (LONGER VERSION)
+ See A0.1 for more project history and credits

FRONT ELEVATIONS
VARIATION: APRIL

A2.0



The Backyard Farmhouse is designed to be short. Modern ADU regulations often restrict building heights to a 20-foot maximum, and 16 feet at mid-gable. Almost every decision comes back to such severe height restrictions. If allowed, raising the roof just 2-3 feet makes the design much more flexible, so that you can raise ceilings, rearrange the bathroom, simplify stairs, or have a crawlspace.

APRIL'S BACKYARD FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) For energy efficiency, northern windows are smaller and fewer. The low ones can be omitted, but frame some openings for any possible future rear additions.
(2) The rear gable gives headroom to the stairs, for a simple landing and alcove.
(3) Where the eave goes from horizontal to raked, corbels simplify the transition. Otherwise, you'll need two different, geometrically-compatible molding profiles.

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. DON'T TRY TO MAKE THIS HOUSE ANY SHORTER. SEE HEIGHT NOTES ON A2.0.

3. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

4. LOWER WINDOWS ON NORTH WALL MAY BE REMOVED IF NEEDED TO SAVE COSTS. BUT UPSTAIRS WINDOWS ARE ALL NEEDED FOR DAYLIGHTING AND CROSS BREEZES.

5. IF UTILITY CLOSET'S FLOOR IS LOWERED, IT CAN BE A MUD ROOM W/ BACK DOOR.

6. FRAME REAR WINDOWS W/ WIDE HEADERS, FOR OPENINGS TO FUTURE ADDITION.

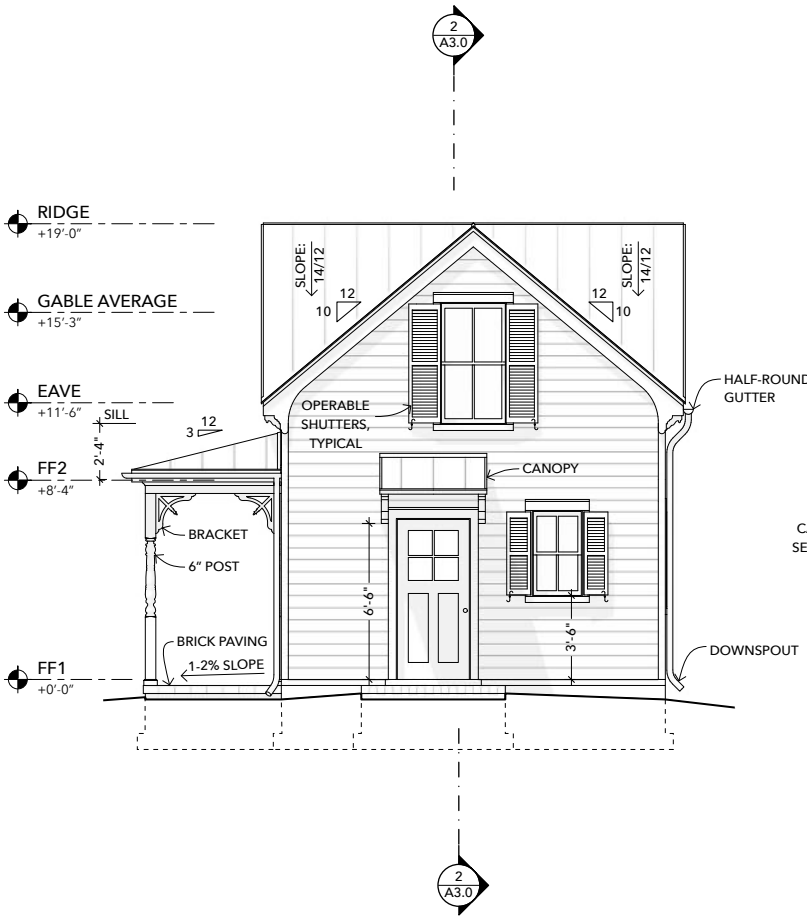
7. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

8. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

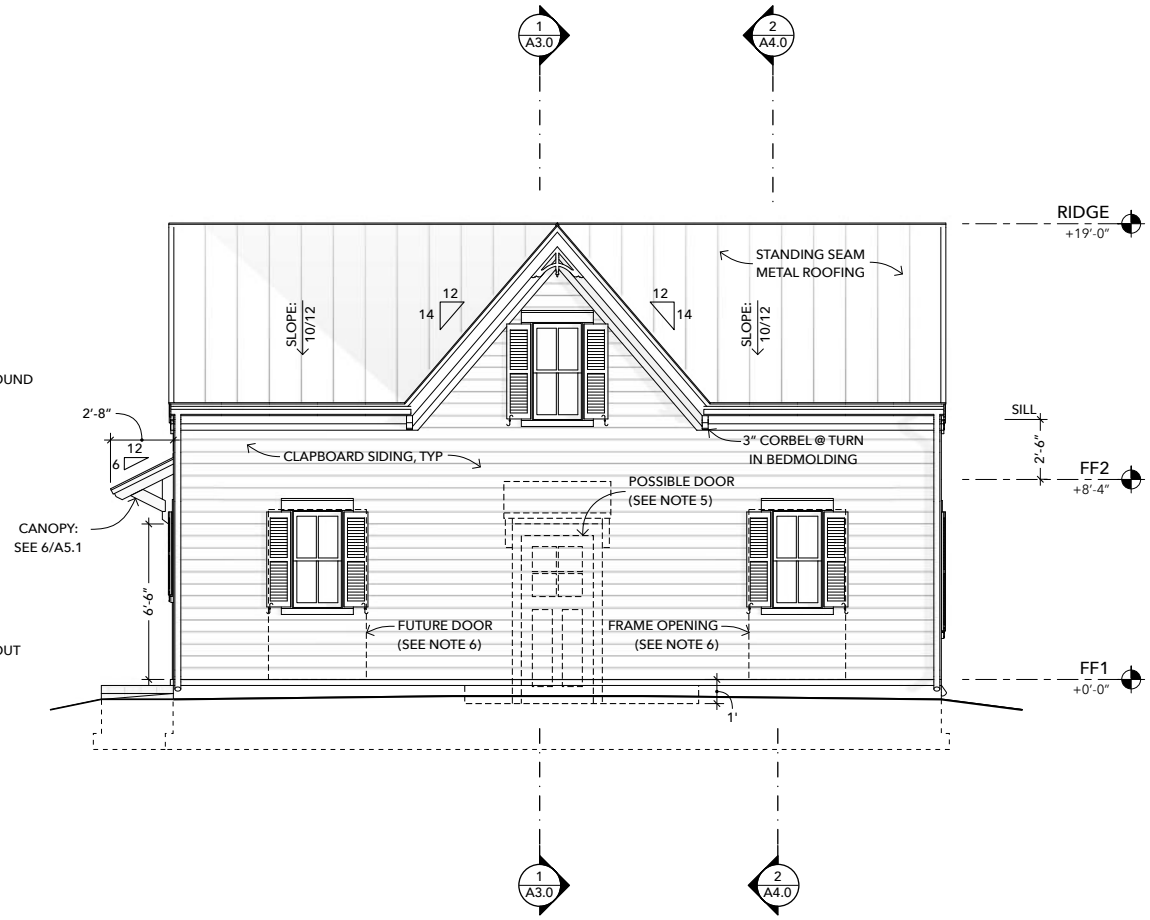
9. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

10. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

11. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

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BACKYARD FARMHOUSE

APRIL'S VERSION (CLASSIC & ELONGATED)

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+ See A0.1 for more project history and credits

REAR ELEVATIONS
VARIATION: APRIL

A2.1

This view cuts through all the major rooms of the house, showing its layout. April's sister designs have the same basic layout, but are not as stretched out. Small rooms are difficult to depict-- just as it's hard to photograph a car interior. **(1)** An insulated concrete slab is the best foundation system for a house with a strict height limit, but you must choose a foundation type that befits your site.

APRIL'S BACKYARD FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(2) The wall behind the movie screen would be ideal for shelving or cabinets. This area can instead have a woodstove, the chimney going up the closet above. **(3)** The attic is so small that the access might be omitted. **(4)** The thick partition between the living and dining areas has space for ductwork, a beam, and pipes. **(5)** Think of the bedrooms as tents (or caves) made of smooth wooden boards.

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. A CRAWLSPACE OR BASEMENT FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. MAYBE MORE (DEPENDS ON HOW IT'S MEASURED).

4. LOWERING THE CEILINGS COULD CAUSE AN AVALANCHE OF CODE VIOLATIONS. THIS DESIGN WORKS WITH NORMAL BUILDING CODE REQUIREMENTS THAT SPECIFY MINIMUM HEIGHT CLEARANCES FOR INTERIOR SPACES.

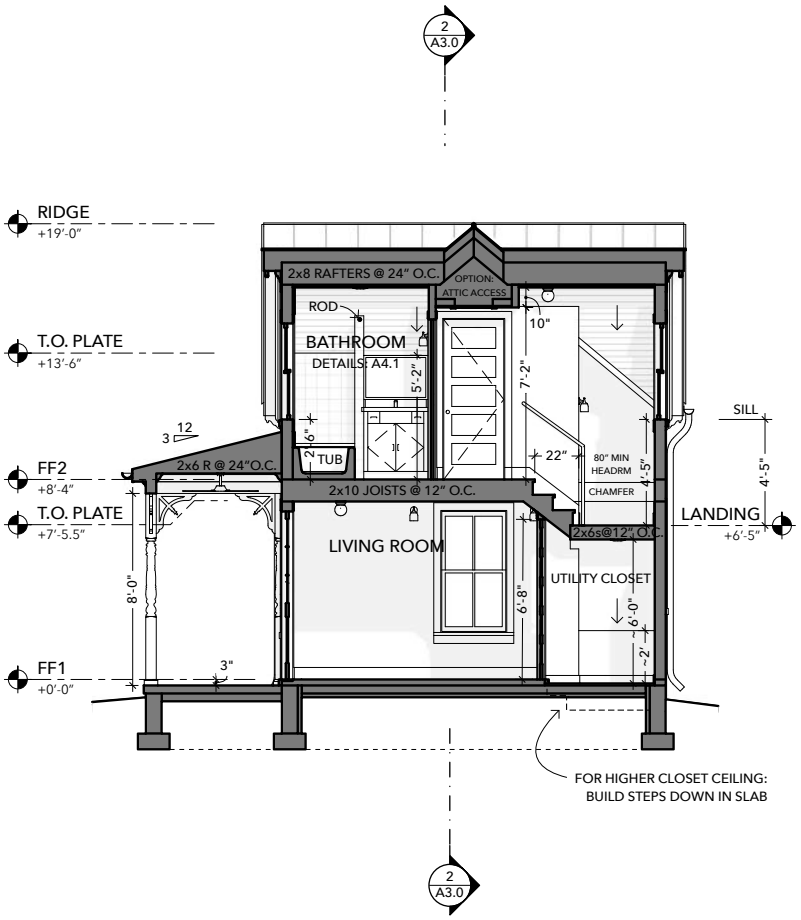
5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE FLEXIBLE & COMFORTABLE, FIXING MANY ISSUES ARISING FROM OTHER CHANGES.

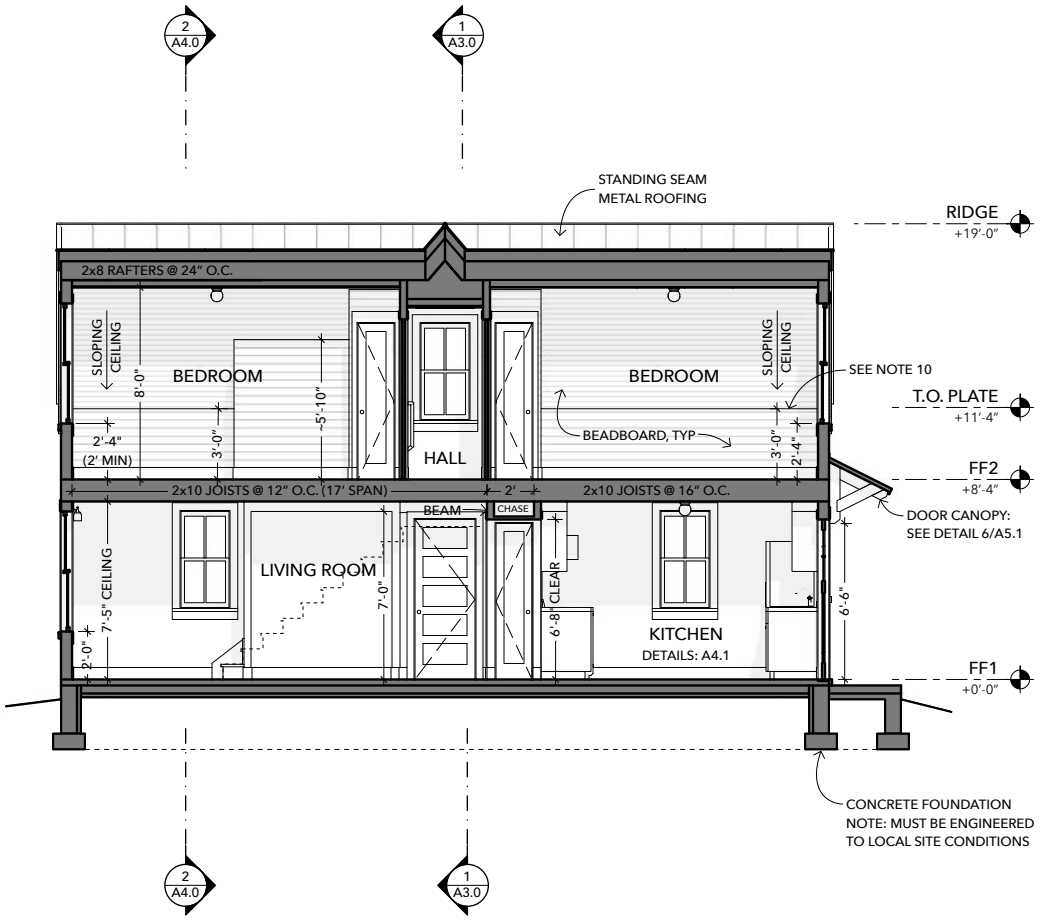
6. ATTIC ACCESS IS PROBABLY NOT REQUIRED BECAUSE THE SPACE IS SO SMALL.

7. ROOF INSULATION THICKNESS (ABOUT 10") ASSUMES AN UNVENTED ASSEMBLY THAT WORKS IN MOST OF THE U.S. (FOR ROOF ASSEMBLY OPTIONS, SEE: A5.0)

8. MAINTAIN 80" MINIMUM HEAD CLEARANCE AT THE STAIRCASE.

9. THE VERTICAL SIDE WALLS AT THE BEDROOMS ARE ONLY 3' TALL, BUT THEY CAN BE FURRED INWARD TO BE 4' OR 4'-6" TALL, WHICH IS MUCH MORE COMFORTABLE. YET THAT ELIMINATES A LARGE AMOUNT OF USABLE SPACE WITHIN THE BEDROOMS.





① TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"

② LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

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BACKYARD FARMHOUSE

APRIL'S VERSION (CLASSIC & ELONGATED)

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SECTION VIEWS
VARIATION: APRIL

A3.0

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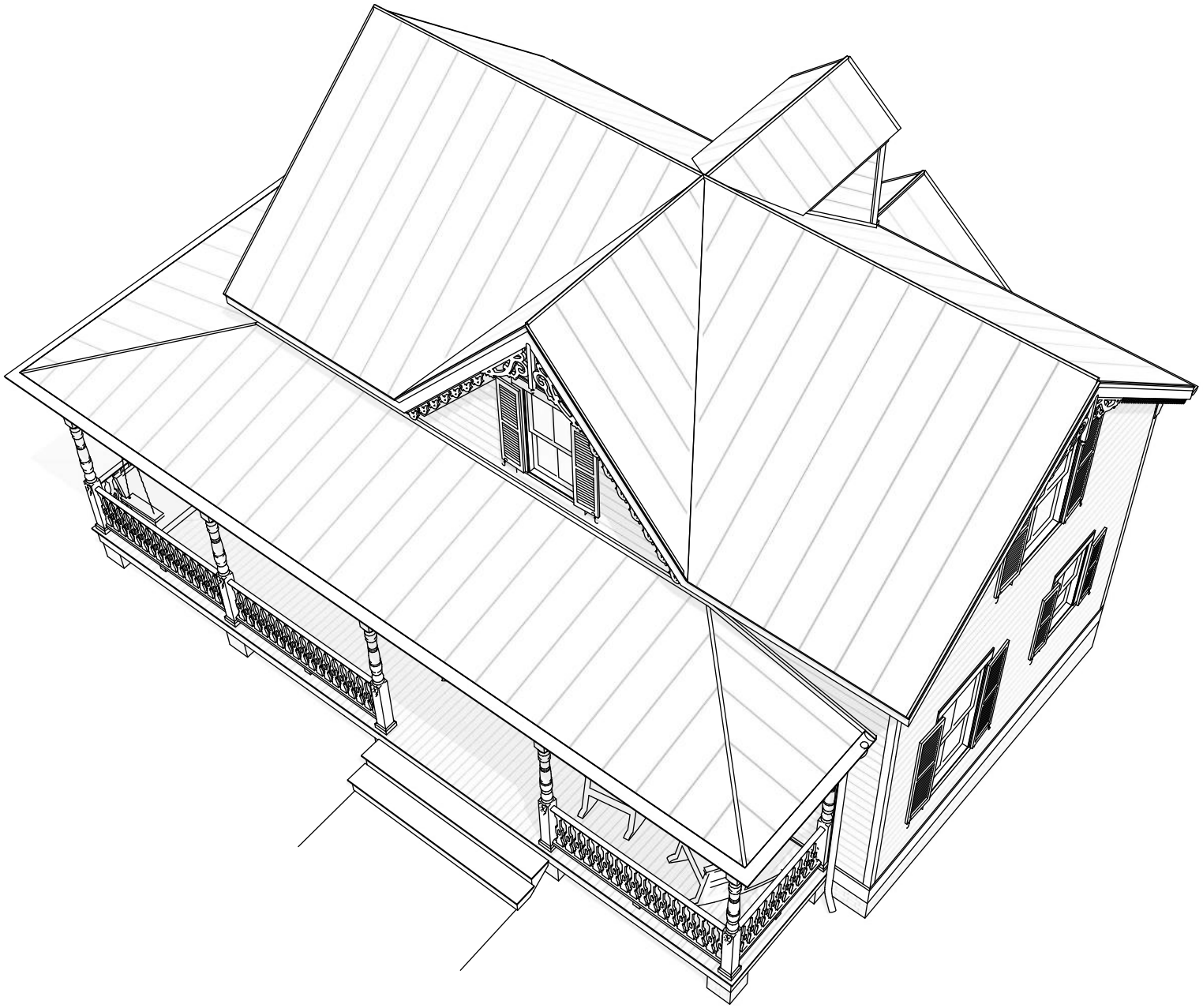
Mae’s Backyard Farmhouse



The Backyard Farmhouse comes in four variations. Mae is the most ornate design. With a wrap-around porch and small additions, this one shows how a cottage can grow, and how to embellish the sister designs. Just like them, this one is short and compact, perfect for fitting in your backyard. Mae is a friendly neighbor, small but full of charm. For homes, as for people, size and quality don't correlate.

MAE'S BACKYARD FARMHOUSE

INTRODUCING: MAE

A DESIGN BY JAY OSBORNE

Small homes are often banned in new neighborhoods, even though they can be of higher quality than large houses. Many local regulations require a minimum square footage. It's usually an arbitrary number made up by NIMBYs to exclude poor people (an intentional secret). A 3000 square foot minimum, often required, always results in tasteless McMansions. Such numbers are absurd. Mae proves it.

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A PERMIT, INCLUDING SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. OTHER FOUNDATION TYPES CAN BE USED. FOR INSTANCE: A BASEMENT, SLAB, OR PIER.

3. IF CONVERTED TO A GARAGE BASEMENT, PUT THE DOOR ONE OF THE SHORTER, SIDE WALLS. BETTER YET, ADD A REAR GARAGE BY USING THE MUDROOM AS A CONNECTOR.

4. IF BASEMENT STAIRS ARE INCLUDED INSIDE, THEY'D BE STACKED BELOW THE OTHERS. MAKE ADJUSTMENTS TO ACCOUNT FOR THE THICKNESS OF THE FOUNDATION WALL.

5. IF BASEMENT IS DESIRED AND PERMITTED, REMOVE INTERIOR STEM WALLS, CONVERT SLAB AREA INTO A CRAWLSPACE, AND USE A BEAM BETWEEN.

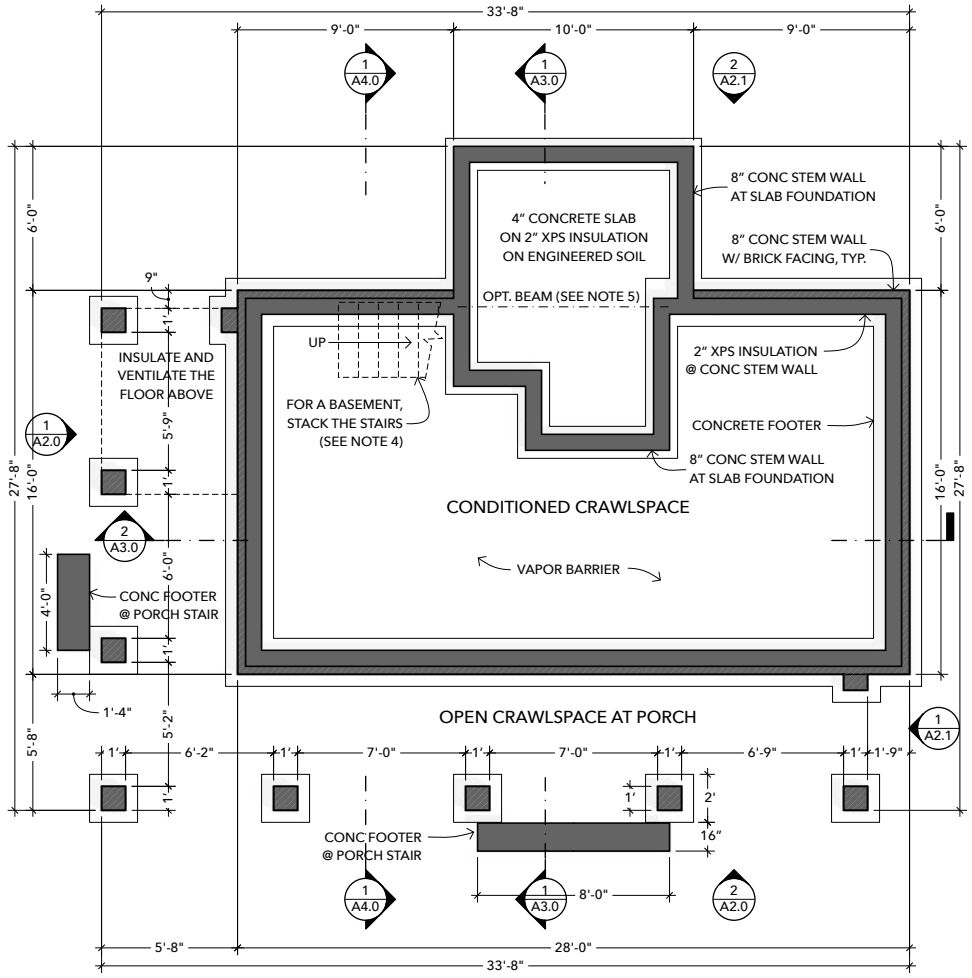
ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16 FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20 FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

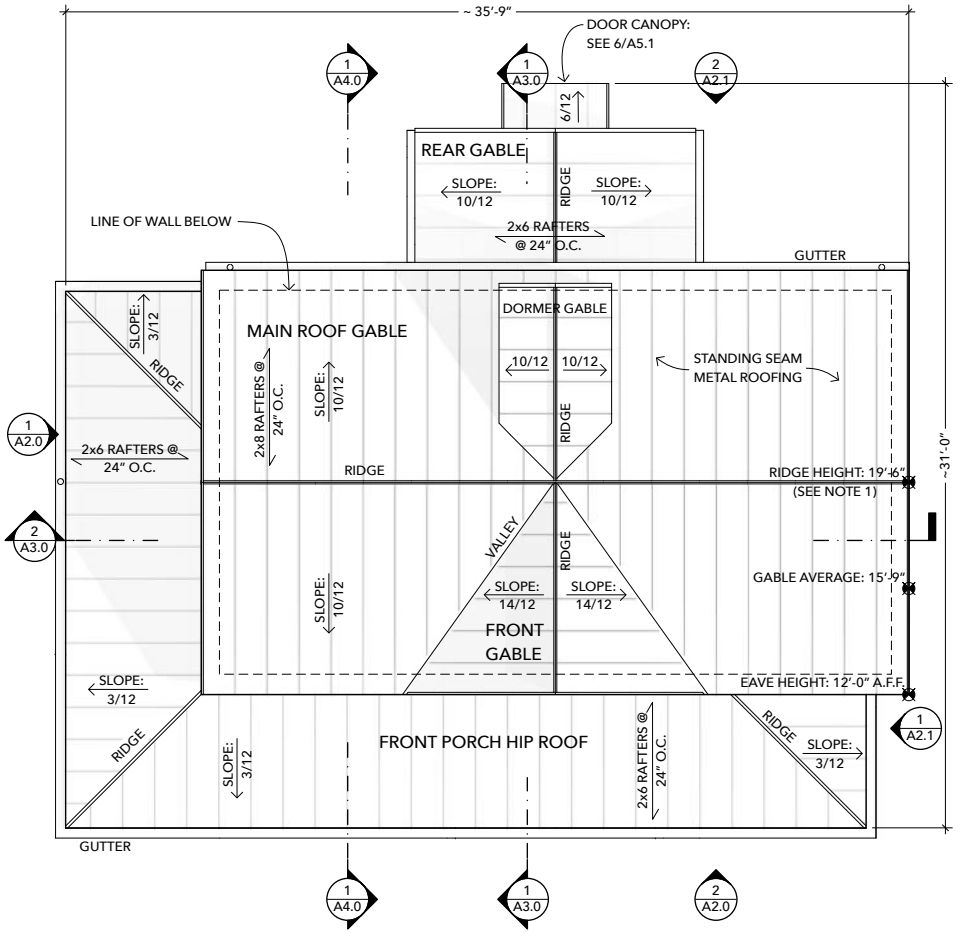
2. GABLE AVERAGE HEIGHT AT FRONT- AND REAR-FACING GABLES SHOULD BE EQUAL (OR SLIGHTLY LESS) THAN THE AVERAGE HEIGHT OF THE MAIN GABLE. ROOF RIDGES SHOULD NEARLY MATCH, WITH THE MAIN GABLE BEING HIGHER IF NECESSARY.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. THE ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT MODERN METAL WAREHOUSE ROOFING (W/ RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

MAE'S VERSION (ADDITIONS & ORNAMENTATION)

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5 **2023-05-30** MAE: 1ST DRAFT (ORNATE VERSION)
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ROOF/FOUNDATION
VARIATION: MAE

A1.0

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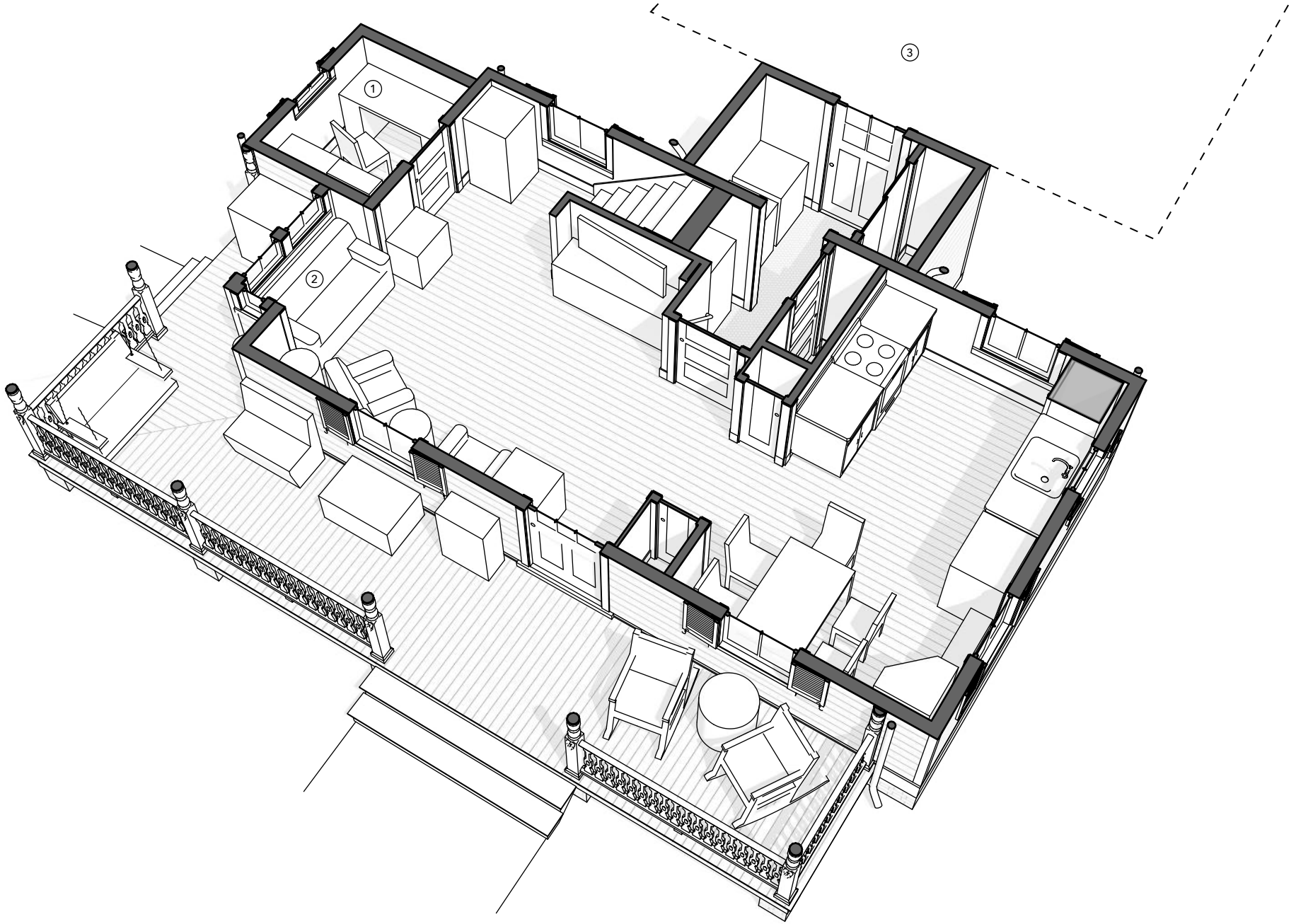


Mae's primary massing is 16x28 feet, but she also has many small additions, for a total of about 850 sq ft. If you want more rooms in a house, it's better to create (or at least imagine) each as an addition. Practical, charming, and human-scaled, secondary massings give a house a sense of history. Don't make the mistake of horizontally ballooning the primary massing just to squeeze more rooms into it.

MAE'S BACKYARD FARMHOUSE

FIRST FLOOR

A DESIGN BY JAY OSBORNE

(1) This small room could be an office, a pantry, or a tiny guest bedroom (with more bed than room, really). **(2)** The bay window helps balance the daylighting. **(3)** The mudroom could become a hyphen that connects the house to a garage. Garages tend to be massive compared to rest of a house, dominating it, blocking sunlight and airflow. Hyphens help to preserve access to daylight and breezes.

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. OPTIONAL BUILT-IN SHELVING. ALSO: LOCATION FOR AN OPTIONAL WOODSTOVE.

3. MUDROOM CAN BE CONVERTED INTO A HYPHEN CONNECTING A GARAGE OR A BEDROOM SUITE TO THE REAR. THIS PRESERVES DAYLIGHTING AND CROSS BREEZES.

4. ADJUSTING THE CLOSETS AT "THICK WALL" (CASED OPENING) CAN CAUSE MANY MINOR CONFLICTS, INCLUDING ALIGNMENTS AT THE STAIR AND UPPER WALLS.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (F) 48X80 DOUBLE SLIDING DOORS

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES
- (4) 28x44 DH WINDOW 2/2 (DORMER)
- (5) 18x48 DH WINDOW 1/1 (BAY SIDE)

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

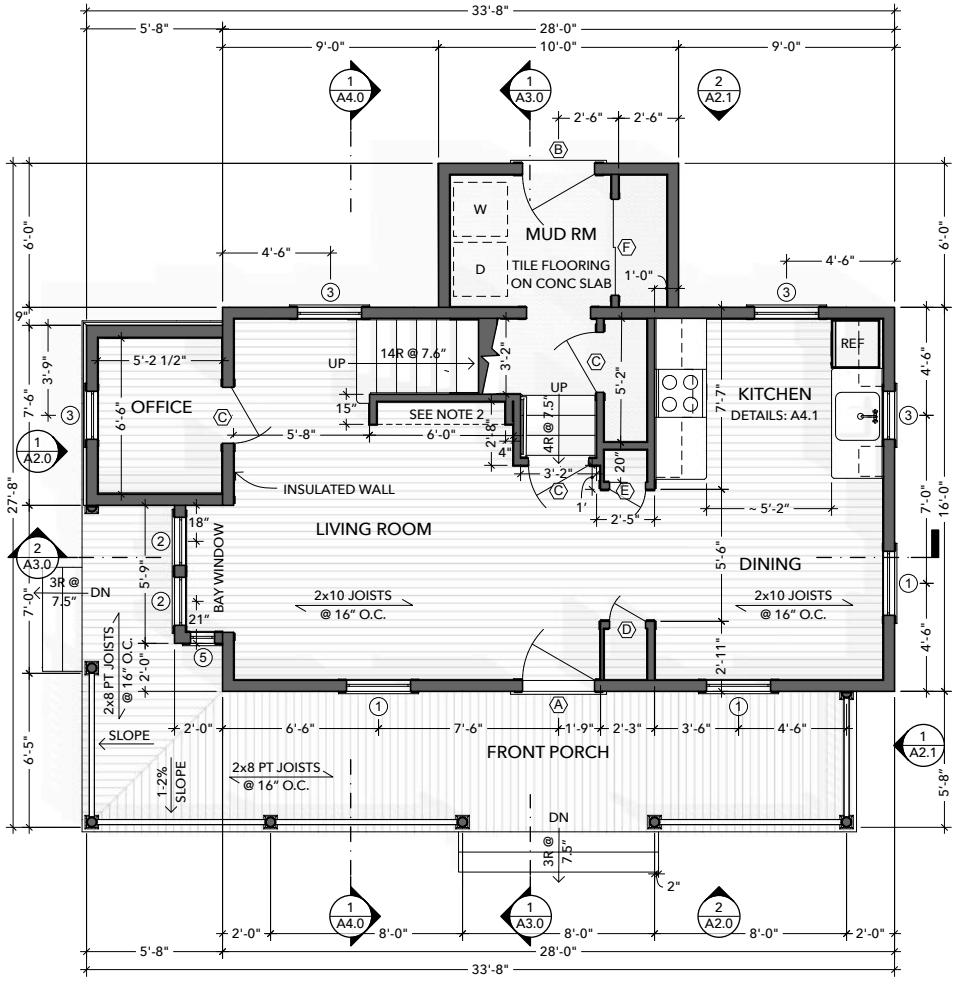
1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SEE SECTION DRAWING DIMS.

2. CEILING & WALLS UNDER STAIRCASE SHALL BE 1-HOUR FIRE-RATED USING GYP BOARD.

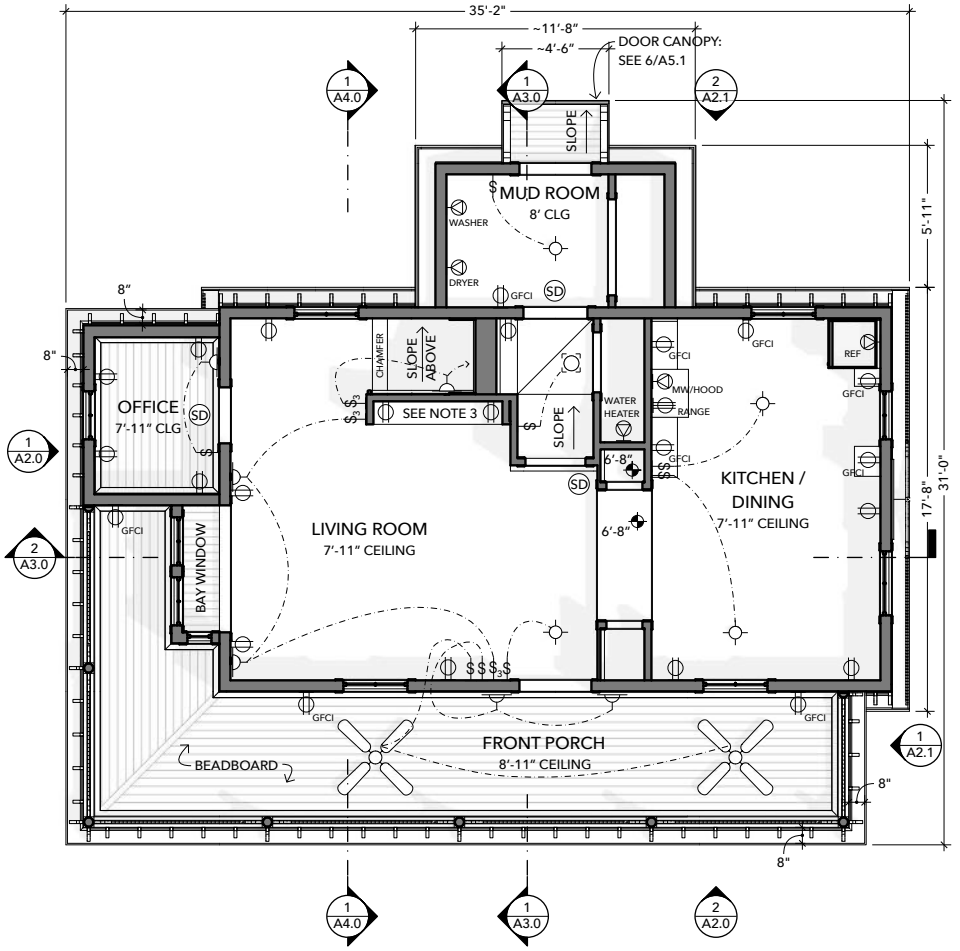
3. LIVING ROOM: OPTIONAL BUILT-IN SHELVING (OR CABINETS). ALSO OPT: WOODSTOVE.

4. LAUNDRY HOOKUPS RECOMMENDED IN UTILITY RM, EVEN IF ALSO IN UPSTRS ALCOVE.

5. WALL AREA OVER LARGE CASED OPENING IS FOR BEAMS, PIPING, AND/OR DUCTWORK.



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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BACKYARD FARMHOUSE

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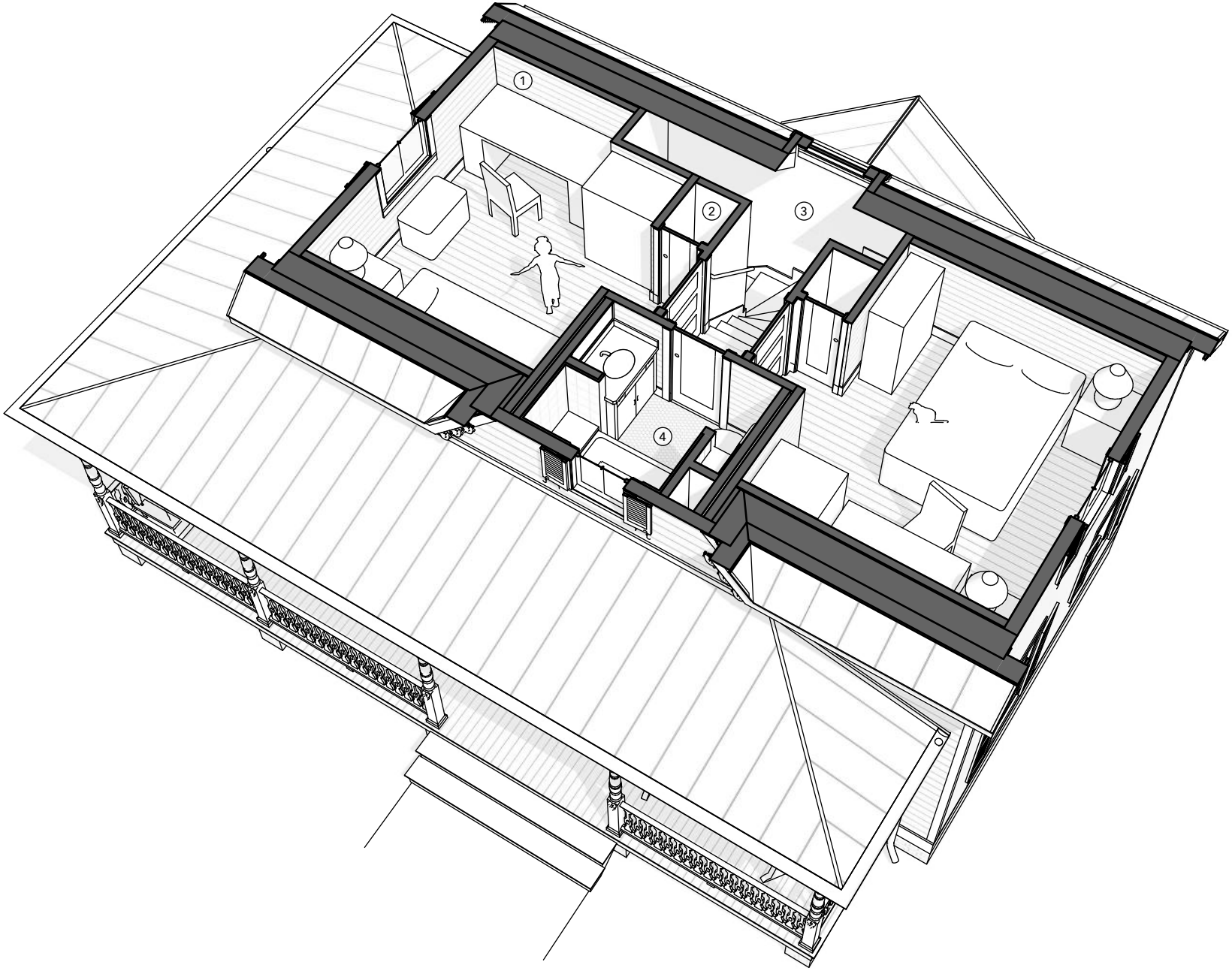
- **+** See A0.1 for more project history and credits

DOWNSTAIRS PLANS
VARIATION: MAE

A1.1



Mae's Backyard Farmhouse, like its sister designs, has a compact upper level. The layout is remarkably efficient, with doors and windows located wherever the ceiling is high enough. By aligning the openings, daylight and cross breezes flow across the house. The dormer and front gable allow for necessary head space. The ceilings are as low as they can go and still follow modern building codes.

MAE'S BACKYARD FARMHOUSE

SECOND FLOOR

A DESIGN BY JAY OSBORNE

(1) Unlike the other designs, Mae has walls furred inward at the upper level, making them higher at their lowest point. This sacrifices usable room volume, but increases comfort. **(2)** The closets can be wardrobes instead. **(3)** The dormer and winder stairs are necessary. Again, headroom is the reason. **(4)** The bathroom layout is quite rigid, since the shower requires the higher ceiling in the middle.

FLOOR PLAN NOTES

1. BECAUSE OF THE LOW HEAD CLEARANCES , IT IS INADVISABLE TO REARRANGE THE BATHROOM FIXTURES, SINCE THAT MAY CAUSE CODE VIOLATIONS AND HEADACHES.

2. ANY AREA OF ROOM WITH LESS THAN A 5′ CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, NOR IN ROOM AREA.

3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7′ MIN CEILING.

4. SEE APPLICABLE CODES FOR WINDER STAIRS. CHANGES CAN CAUSE MANY ISSUES. UNLIKE IN THE PAST, WINDER STAIRS MUST NOW FOLLOW SEVERAL REQUIREMENTS.

5. ALCOVE AT WINDER STAIR CAN INSTEAD BE A LINEN CLOSET OR HOLD A COMPACT WASHER/DRYER COMBO. IT COULD ALSO BE SPACE FOR DUCTS & HVAC FUNCTIONS.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (F) 48X80 DOUBLE SLIDING DOORS

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES
- (4) 28x44 DH WINDOW 2/2 (DORMER)

REFLECTED CEILING PLAN & ELECTRICAL NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1″). SECTION DIMS TAKE PRIORITY.

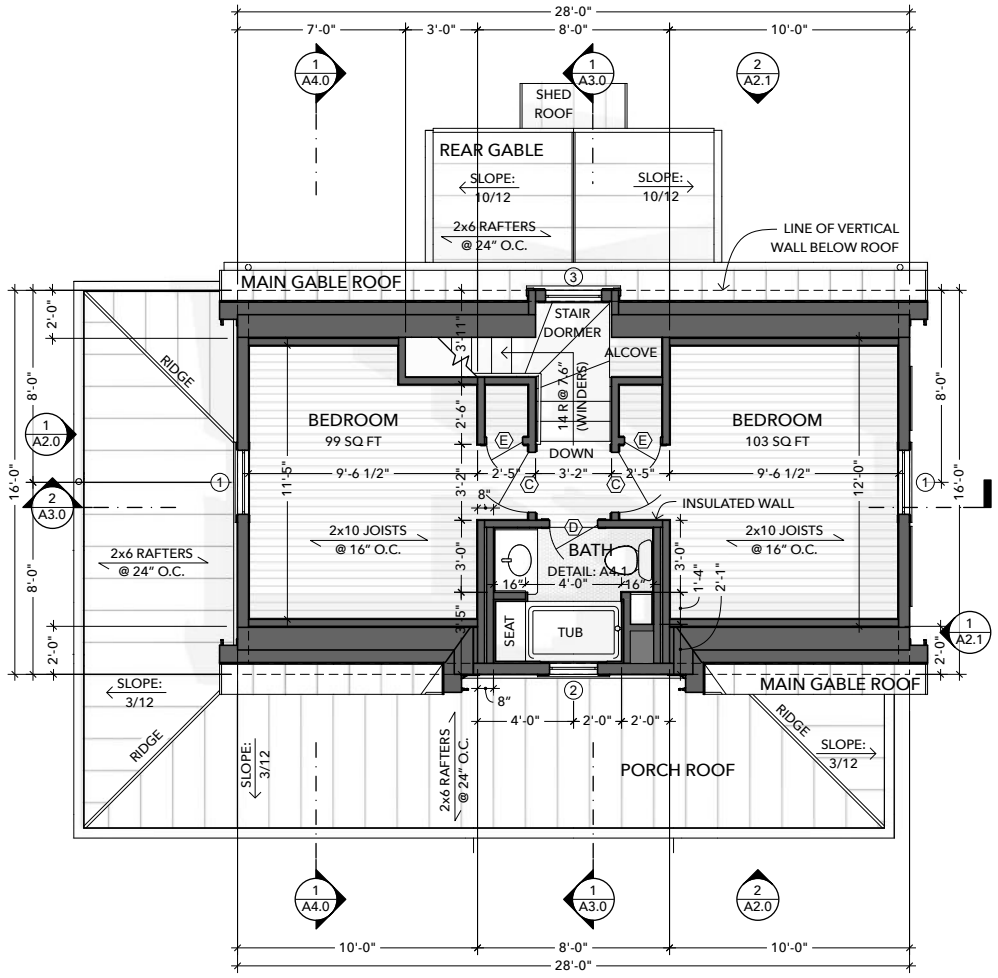
2. CENTER THE ELEC. FIXTURES ON SURFACES, AXES, AND/OR MOST VISIBLE ELEMENTS.

3. A MIN 30x30-INCH AREA OF THE SHOWER MUST HAVE A CEILING HEIGHT OF OVER 6′-8″.

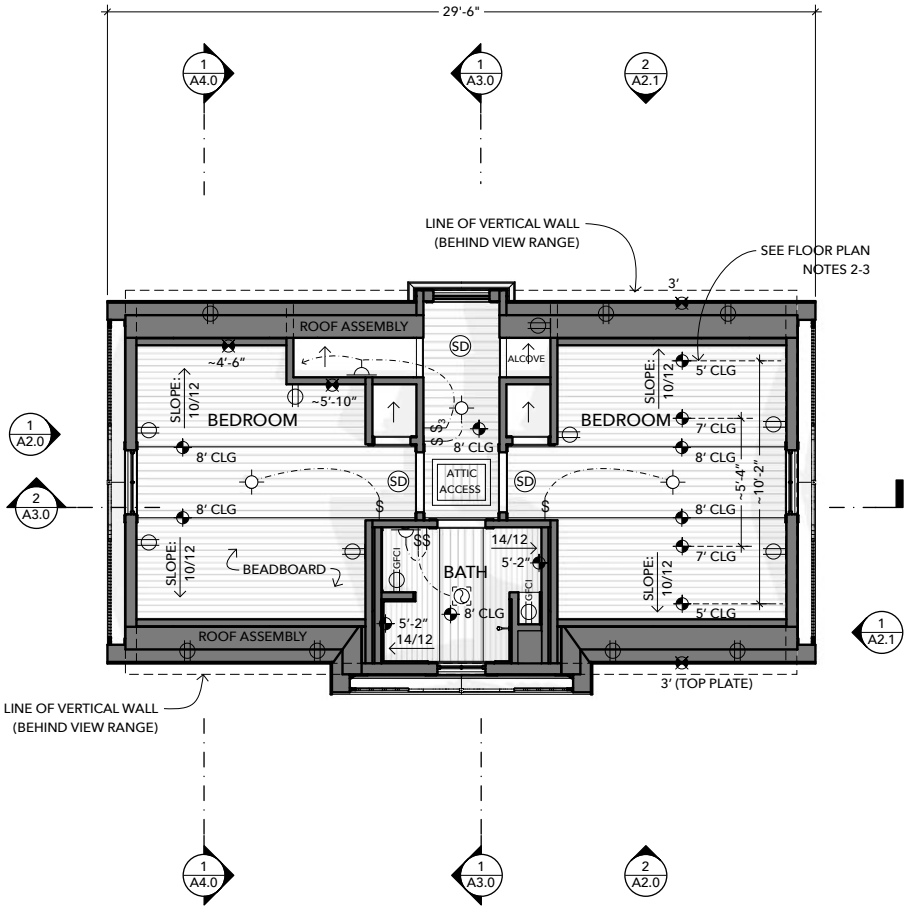
4. BY CODE, THE BACKS OF THE VANITY AND TOILET CAN HAVE 5′ (MINIMUM) CEILINGS, BUT THE CEILING NEEDS TO BE AT LEAST 6′-8″ AT THE FRONT OF THESE FIXTURES.

5. THE DORMER ALLOWS THE NECESSARY 80″ MINIMUM HEAD CLEARANCE AT STAIRWAY.

6. BATHTUB CAN BE LONGER, BUT ITS BACK CEILING (AT SEAT) IS BELOW HEAD HEIGHT.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/8″ = 1′-0″



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8″ = 1′-0″

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

MAE'S VERSION (ADDITIONS & ORNAMENTATION)

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
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5 **2023-05-30** MAE: 1ST DRAFT (ORNATE VERSION)
+ See A0.1 for more project history and credits

UPSTAIRS PLANS
VARIATION: MAE

A1.2

The Backyard Farmhouses are based on an iconic archetype from the 1800s– a compact and functional house design with 1.5 stories and a front-facing gable. Mae's variation has a wrap-around porch, small additions, and ornamentation. Though modern designs are usually stripped of their personality, standardized and sterilized by market forces, Mae inspires the freedom to live your own life.

MAE'S BACKYARD FARMHOUSE

FRONT PERSPECTIVE

A DESIGN BY JAY OSBORNE

(1) Mae has additions that demonstrate the potential for customizing the design, and shows that houses look better when they appear to grow over time, having a story and a sense of history. **(2)** Gingerbread ornament has hidden functions. Porch brackets can strengthen the structure. Spandrels filter and soften sunlight, for good daylighting. **(3)** To keep critters out of the crawlspace, add latticework.

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN CAN WORK WITH A 16-FOOT HEIGHT RESTRICTION (FINISH FLOOR 1 TO GABLE AVERAGE) OR A 20-FOOT HEIGHT RESTRICTION (FLOOR 1 TO ROOF RIDGE).

2. COMPARED TO ITS SISTER DESIGNS, MAE HAS A 6" HIGHER CEILING ON THE FIRST LEVEL. SHORTENING THAT LEVEL CAN COMPROMISE THE ORNAMENTATION.

3. PORCH RAILING IS USUALLY NOT REQUIRED UNLESS THE DROP TO THE GROUND IS MORE THAN 30" (CHECK LOCAL CODES). RAISING THE PORCH MAY ALSO REQUIRE RAISING THE RAILING, SOMETIMES TO BLATANTLY UNHISTORICAL PROPORTIONS.

4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

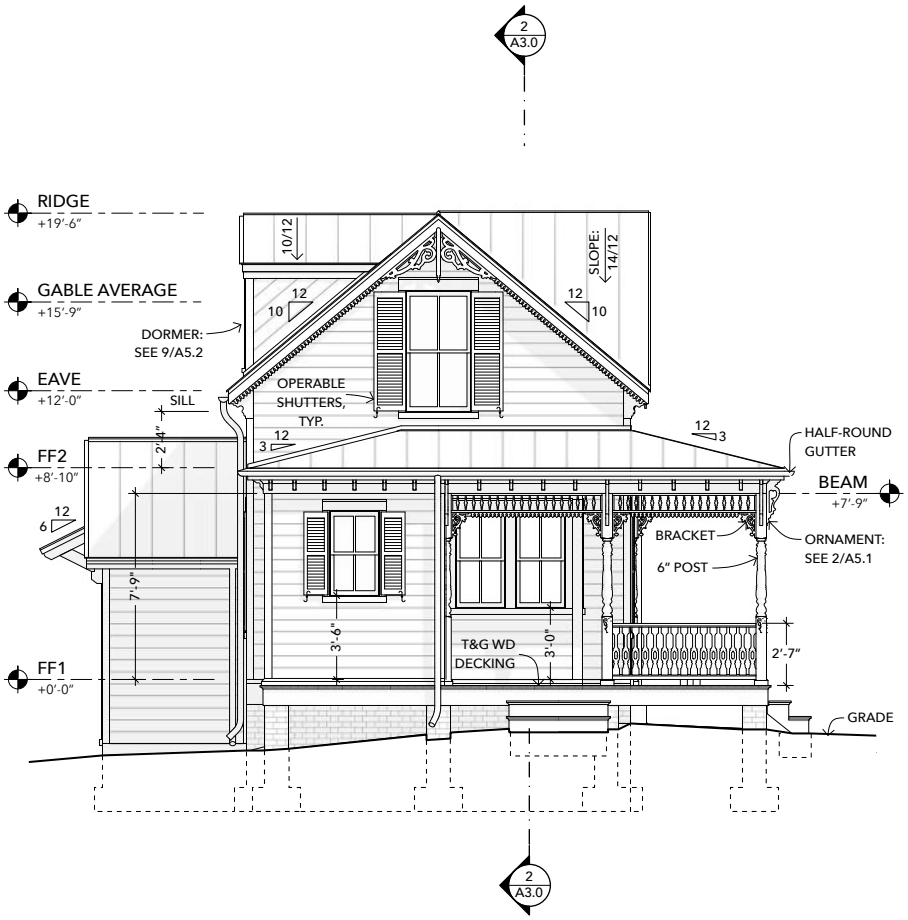
6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

7. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

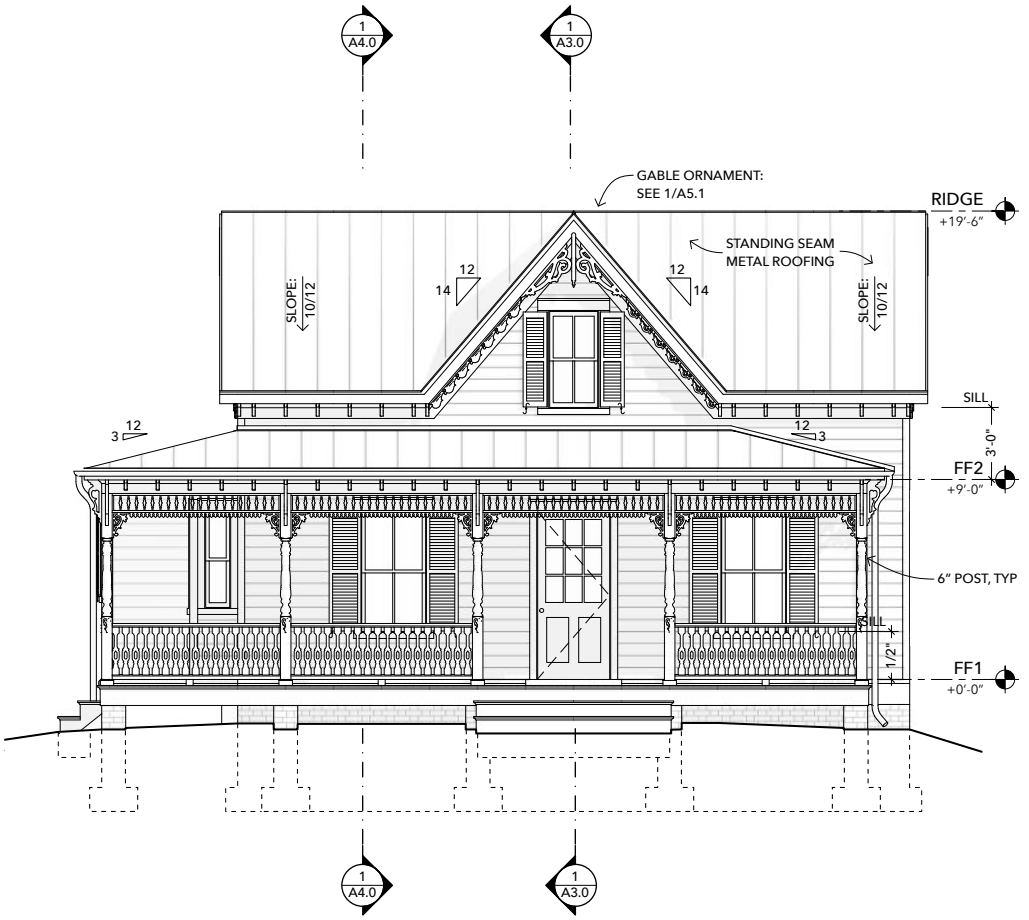
8. FOUNDATION SHOULD NOT PROTRUDE OUT BEYOND SIDING MATERIALS.

9. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.

10. WOOD LATTICE (& FRAME) CAN BE USED BELOW THE PORCH.



① WEST ELEVATION
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

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FRONT ELEVATIONS
VARIATION: MAE

A2.0

MAE'S BACKYARD FARMHOUSE

REAR PERSPECTIVE

A DESIGN BY JAY OSBORNE

Know the terms? Mae's gingerbread ornamentation may seem complex, so this page labels the pieces and briefly explains them. **(1)** A *Gable Bracket* made of two wings can adapt to roof pitches. **(2)** *Running Trim* may be PVC. **(3)** *Corner Friezeboard* cut to match *Eave Brackets* **(4)** aka *Corbels*. Size/spacing are more important than the profile. **(5)** *Porch Eave Brackets* are sized to the porch beam. **(6)** *Post Face Bracket* reinforces the post and eave connection. **(7)** *Spandrel* (of *spindles*, *running trim* below) softens and filters sunlight. **(8)** *Post Bracket* must be sized based on upper section of **(9)** *Turned Porch Post*. **(10)** *Sawn Balusters* between upper and lower rails. **(11)** *Post Baseboard* hides metal connections. **(12)** *Water Table Board* handles splashing better than clapboards. **(13)** *Drip cap*.

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

3. LOWER WINDOWS ON NORTH WALL MAY BE REMOVED IF NEEDED TO SAVE COSTS. BUT UPSTAIRS WINDOWS ARE ALL NEEDED FOR DAYLIGHTING AND CROSS BREEZES.

4. PORCH RAILING IS USUALLY NOT REQUIRED UNLESS THE DROP TO THE GROUND IS MORE THAN 30" (CHECK LOCAL CODES). RAISING THE PORCH MAY ALSO REQUIRE RAISING THE RAILING, SOMETIMES TO BLATANTLY UNHISTORICAL PROPORTIONS.

5. FOUNDATION SHOULD NOT PROTRUDE OUT BEYOND SIDING MATERIALS.

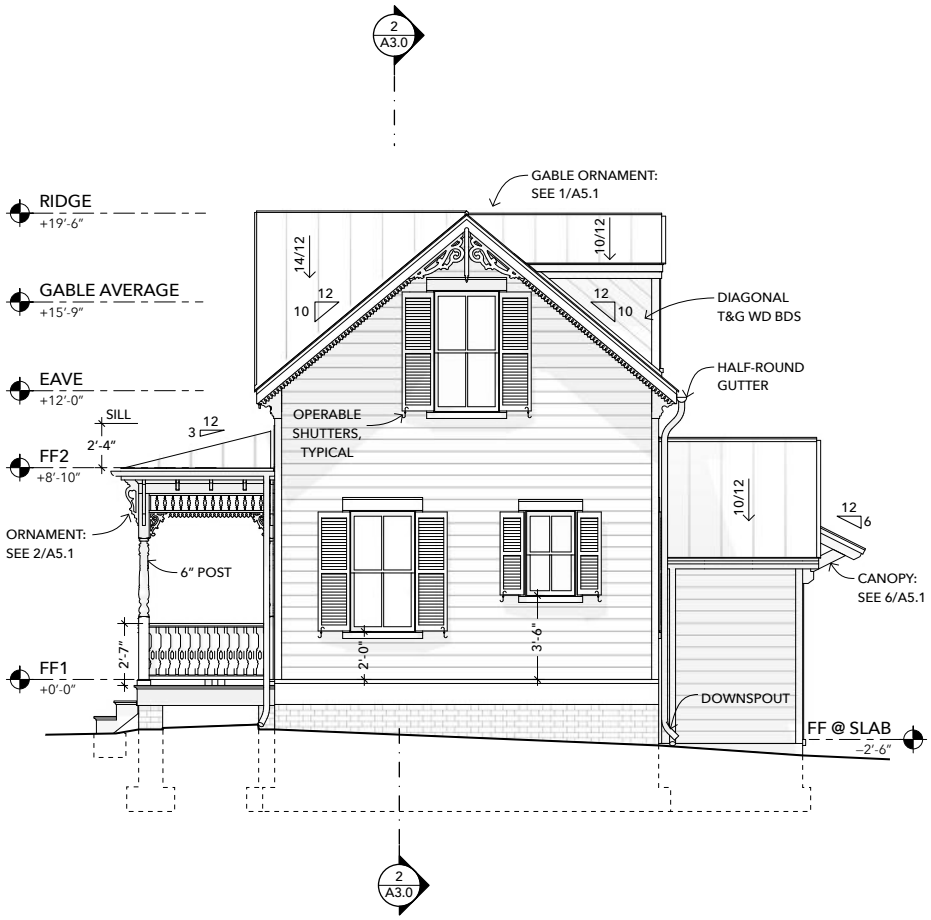
6. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

7. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

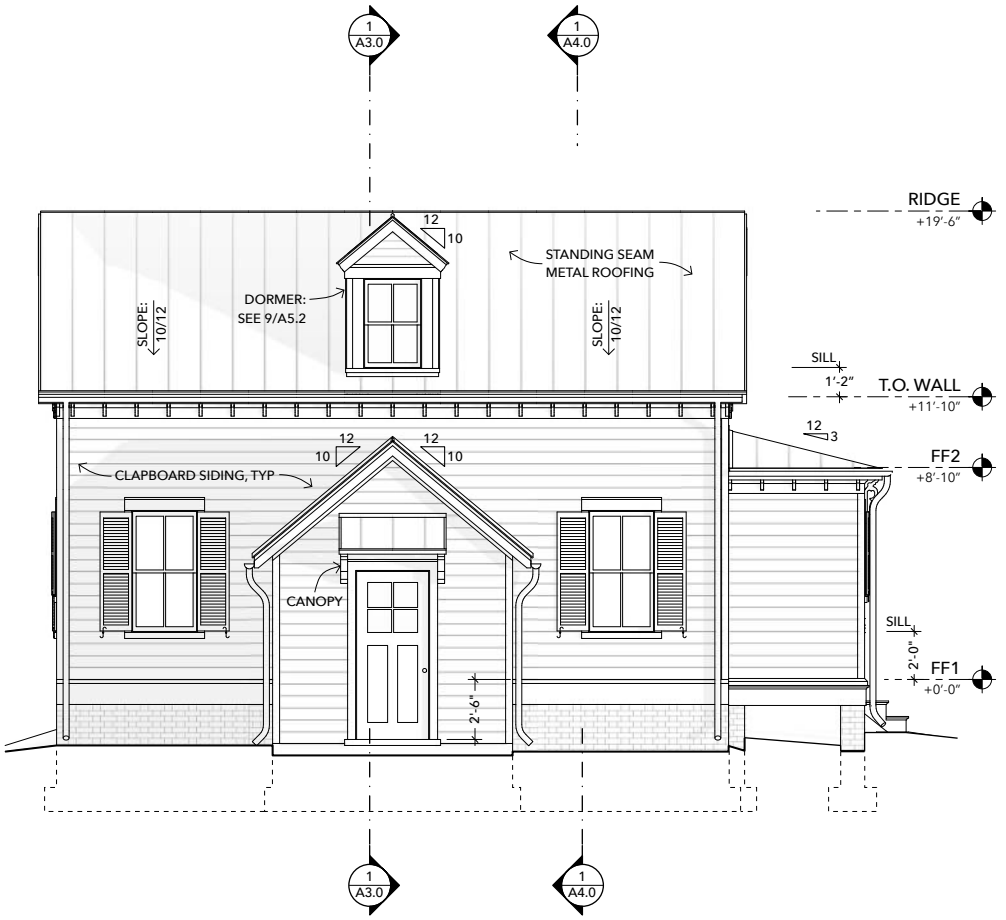
8. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

9. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

10. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



① EAST ELEVATION
SCALE: 1/8" = 1'-0"



② NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

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REAR ELEVATIONS
VARIATION: MAE

A2.1

MAE'S BACKYARD FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(1) If porch posts are shorter, ornament is difficult to fit. **(2)** The bathroom ceiling is extremely low, so the layout is inflexible. Don't dare lower that ceiling. **(3)** The downstairs ceiling is 6 inches higher than in the sister designs. Raising ceilings solves many issues, like stair headroom. **(4)** This is designed for future built-in shelves/cabinets. **(5)** Winders framed as stacked/staggered platforms.

(6) Wood trim hides the corner cracks and dents. **(7)** Raising the dormer window allowed for a continuous eave below (less likely to conflict with rear additions). **(8)** The mudroom's slab foundation muffles the vibrations of laundry machines. **(9)** The mudroom addition can become the main entry, if the site encourages it. It might also be a hyphen connecting to a garage (or bedroom suite) addition.

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. A CRAWLSPACE OR BASEMENT FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. MAYBE MORE (DEPENDS ON HOW IT'S MEASURED).

4. LOWERING THE CEILINGS COULD CAUSE AN AVALANCHE OF CODE VIOLATIONS. THIS DESIGN WORKS WITH NORMAL BUILDING CODE REQUIREMENTS THAT SPECIFY MINIMUM HEIGHT CLEARANCES FOR INTERIOR SPACES.

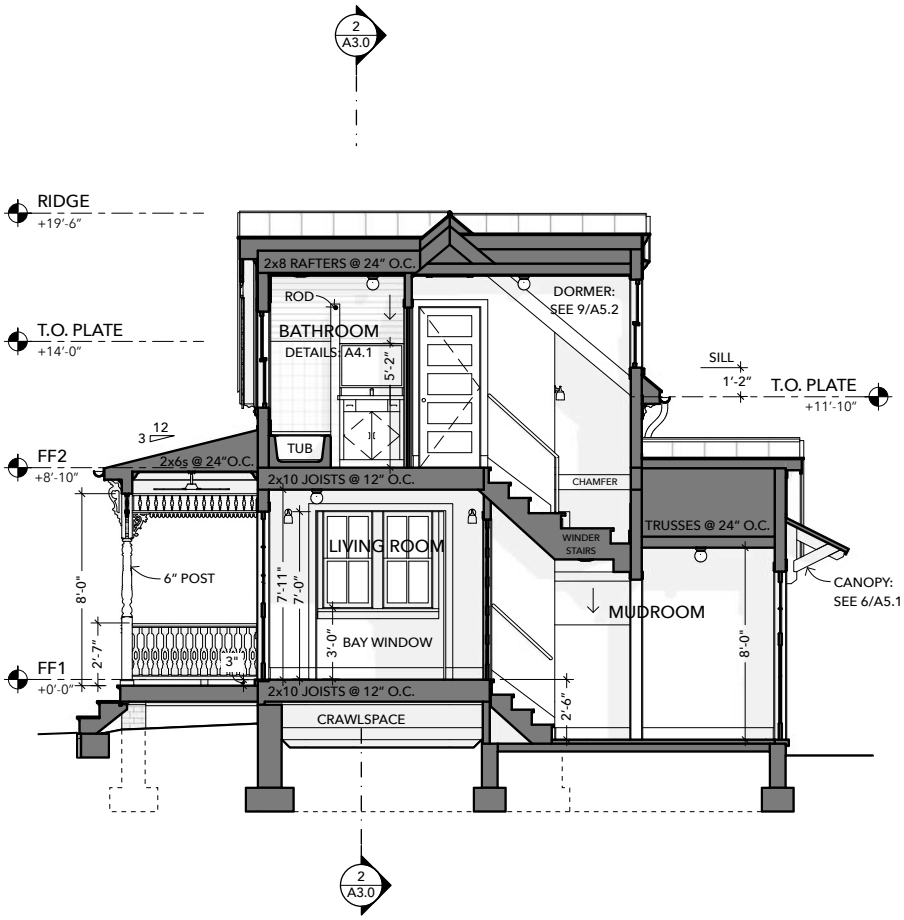
5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE FLEXIBLE & COMFORTABLE, FIXING MANY ISSUES ARISING FROM OTHER CHANGES.

6. ATTIC ACCESS IS PROBABLY NOT REQUIRED BECAUSE THE SPACE IS SO SMALL.

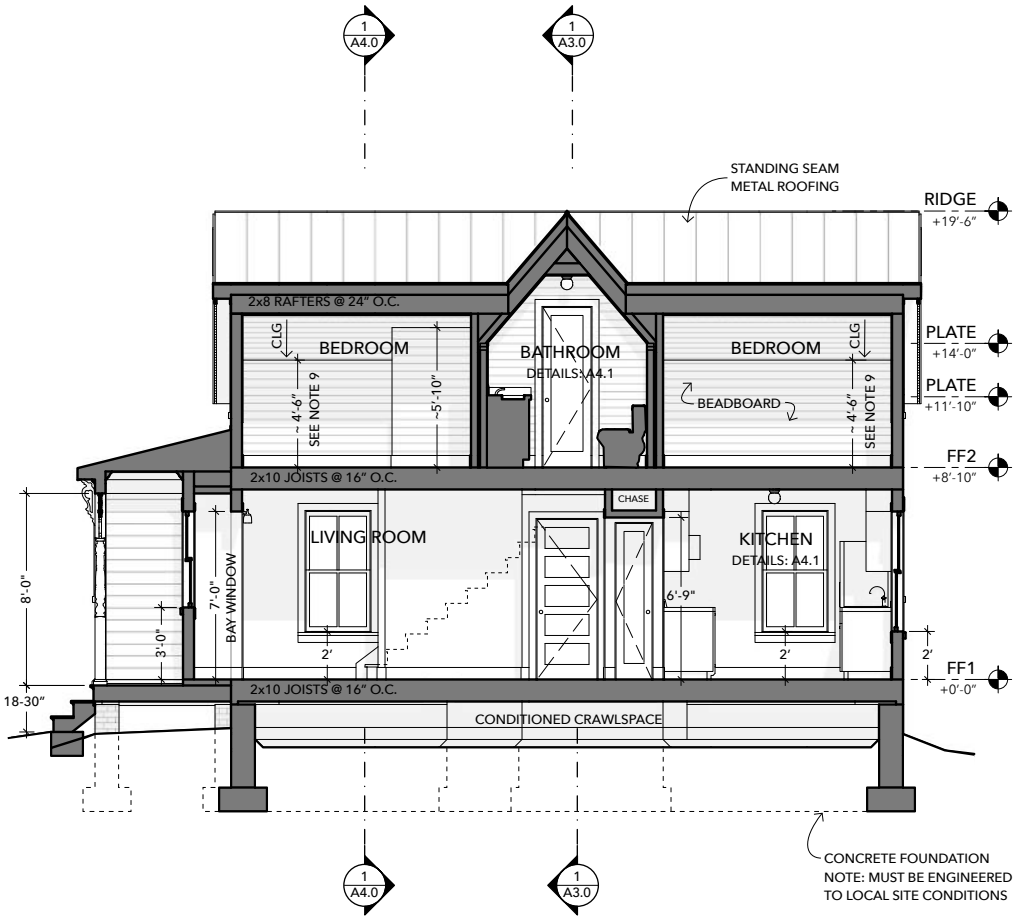
7. ROOF INSULATION THICKNESS (ABOUT 10") ASSUMES AN UNVENTED ASSEMBLY THAT WORKS IN MOST OF THE U.S. (FOR ROOF ASSEMBLY OPTIONS, SEE: A5.0)

8. MAINTAIN 80" MINIMUM HEAD CLEARANCE AT THE STAIRCASE.

9. THE VERTICAL SIDE WALLS AT THE BEDROOMS HAVE 4'-6" FURRING WALLS. THESE CAN BE REMOVED FOR MORE SPACE, BUT THEY IMPROVE THE ROOM'S COMFORT. BUILT-IN CABINETRY COULD ALSO BE LOCATED THERE (AT CONSIDERABLE EXPENSE), BUT THAT WOULD STILL MAKE IT DIFFICULT TO PROPERLY FURNISH THE BEDROOMS.



1 TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

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SECTION VIEWS
VARIATION: MAE

A3.0

June’s Backyard Farmhouse

JUNE'S BACKYARD FARMHOUSE

INTRODUCING: JUNE

A DESIGN BY JAY OSBORNE

The Backyard Farmhouse comes in four variations. June is simple and economical. Like her sister designs, June strives to be as short as possible– to fit within strict height limits, to reduce the amount of construction materials, and to minimize the house's surface area and volume (which reduces energy expenditures). With its reoriented front porch, June fits well on a narrow, underutilized strip of land.

The other variations have a cross gable at the house's front (here it's the side). That makes them more compact but also more difficult to build. June has a simple roof in the middle. This gives significantly more headroom to the staircase and bathroom. The stairs are easier to build, and the bathroom has a flexible arrangement. June demonstrates how all the other variations can be simplified.

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A PERMIT, INCLUDING SOIL TYPE, SEISMIC DEMANDS, FLOODING ISSUES, AND LOCAL REGULATIONS.

2. OTHER FOUNDATION TYPES CAN BE USED. FOR INSTANCE, A BASEMENT, CRAWLSPACE, OR PIER FOUNDATION. BECAUSE THE FOUNDATION MUST BE REDESIGNED AND ENGINEERED REGARDLESS, IT'S IMPORTANT TO REALIZE THAT THESE OPTIONS ARE OPEN.

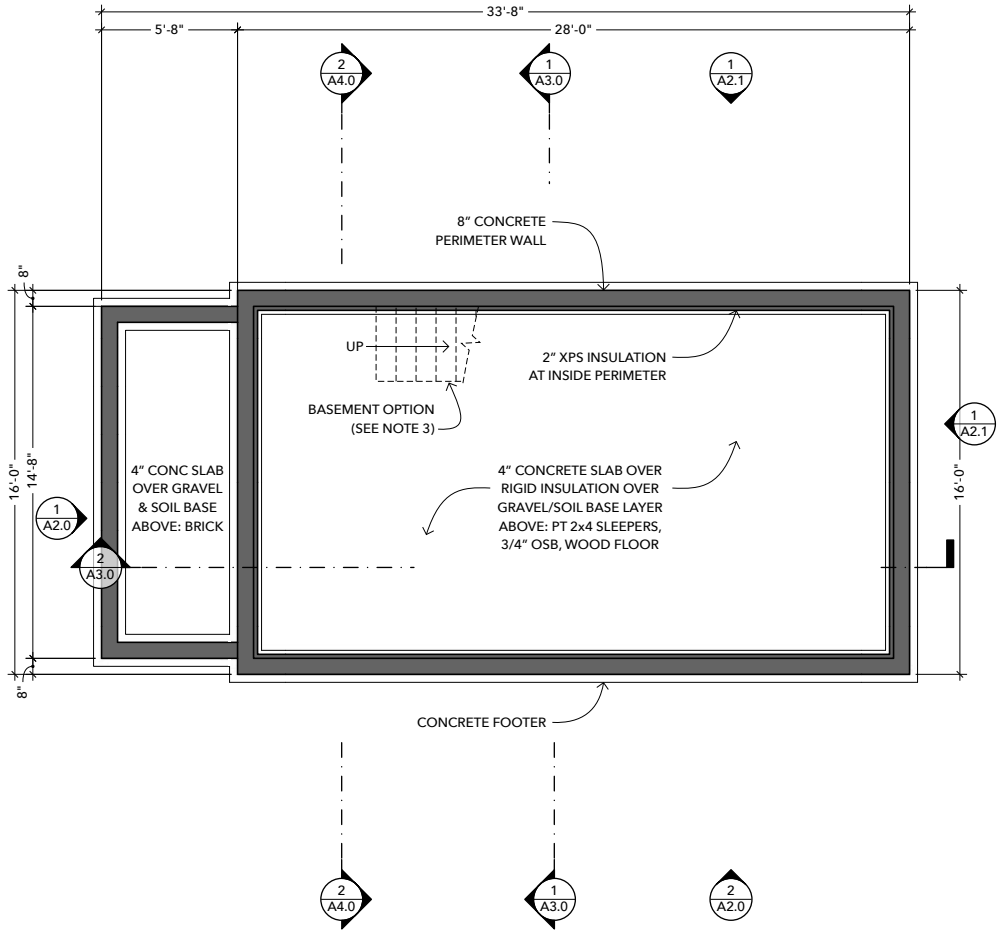
3. IF A BASEMENT IS USED INSTEAD OF A SLAB FOUNDATION, STACK THE STAIRS. IT MAY BE POSSIBLE TO HAVE A SINGLE GARAGE DOOR ON THE 16' REAR WALL.

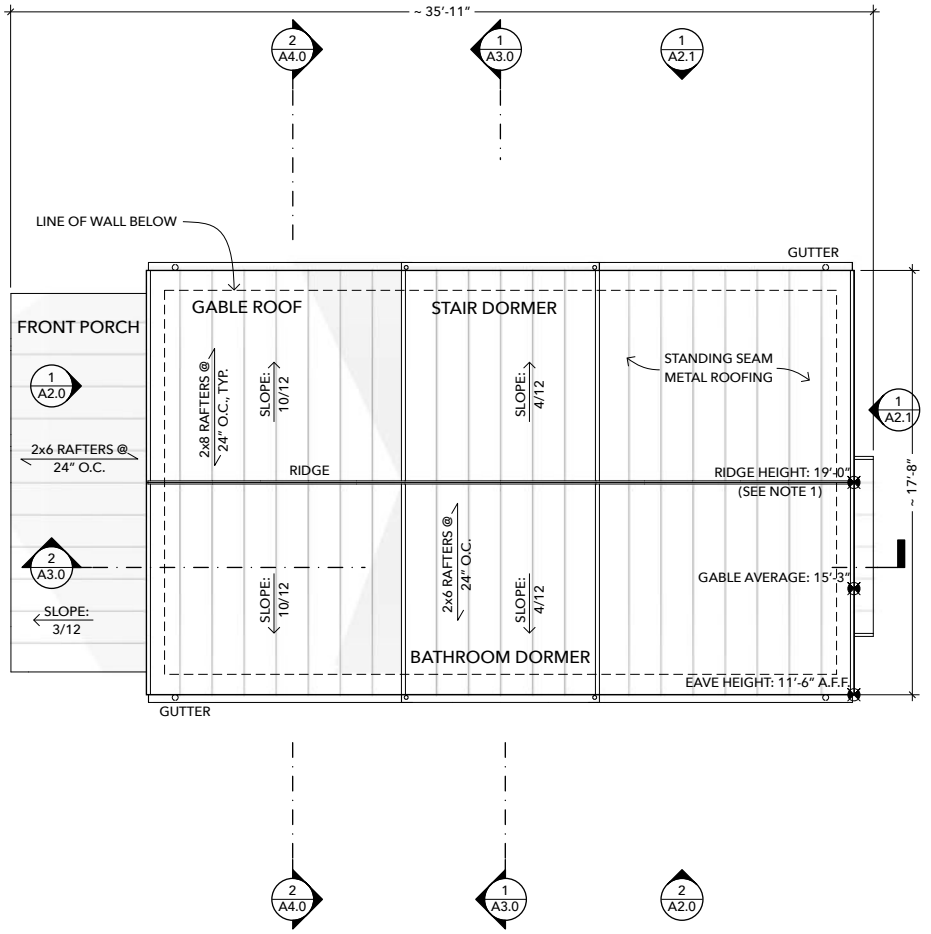
ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16 FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20 FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

2. BACK-TO-BACK SHED DORMERS MIGHT ALSO BE CONSIDERED A GABLE. IF THAT TRIGGERS ADDITIONAL HEIGHT RESTRICTIONS, YOU CAN REDUCE THE DORMER ROOF SLOPES SO THAT THE RIDGE OF THE MAIN ROOF IS MORE PRONOUNCED.

3. THE ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT MODERN METAL WAREHOUSE ROOFING (W/ RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.





1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

2 ROOF PLAN
SCALE: 1/8" = 1'-0"

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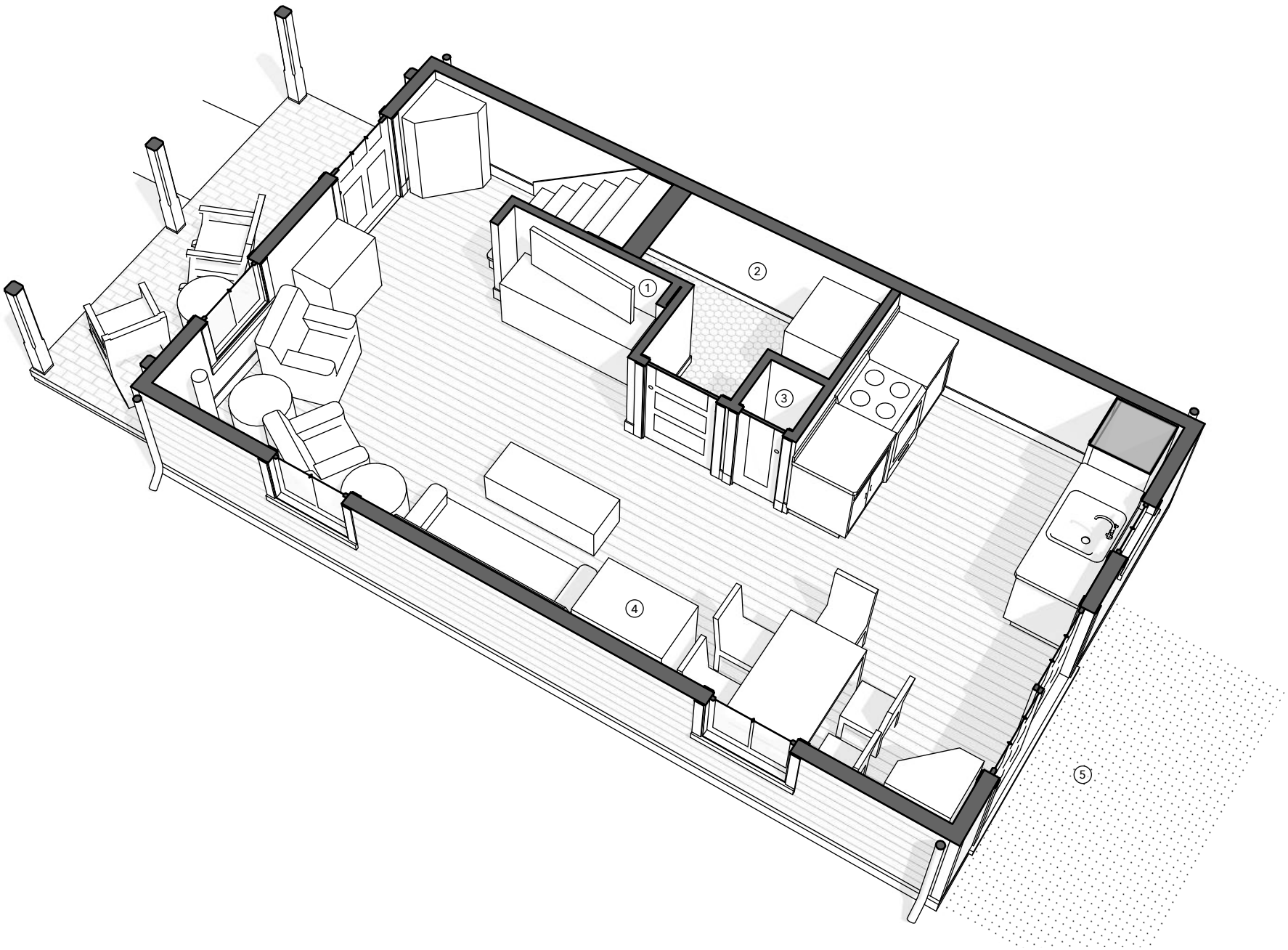
ROOF/FOUNDATION
VARIATION: JUNE

A1.0



June's main massing is 16x28 feet, and a total area of 750 sq ft. For simplicity and economy, it has an open plan on the first floor, a slab foundation and a small front porch. Unlike the other Backyard Farmhouse variations, June's porch is oriented to the narrow side, so it fits on tight lots. June focuses on the essentials, but it can include features from its sister designs, or show how to simplify them.

JUNE'S BACKYARD FARMHOUSE

FIRST FLOOR

A DESIGN BY JAY OSBORNE

(1) The wall provides backing for a movie screen and possibly built-in cabinets. **(2)** The utility room is below the stairs. The ceiling is about 6 feet high, so laundry units or an air handling unit can be inside. **(3)** This coat closet could be a pantry instead. **(4)** Closets add cost and prevent flexibility. Instead, consider a wardrobe here. **(5)** Landscape paving allows for more future flexibility than a concrete slab.

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. OPTIONAL BUILT-IN SHELVING (ALSO: LOCATION FOR OPTIONAL WOODSTOVE).

3. CONSIDER FRAMING WALL OPENINGS FOR FUTURE EXPANSION (OR WINDOWS).

DOORS

- (A) 36x84 9-LITE (FRONT DOOR)
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (G) 60x80 SLIDING GLASS DOORS

WINDOWS

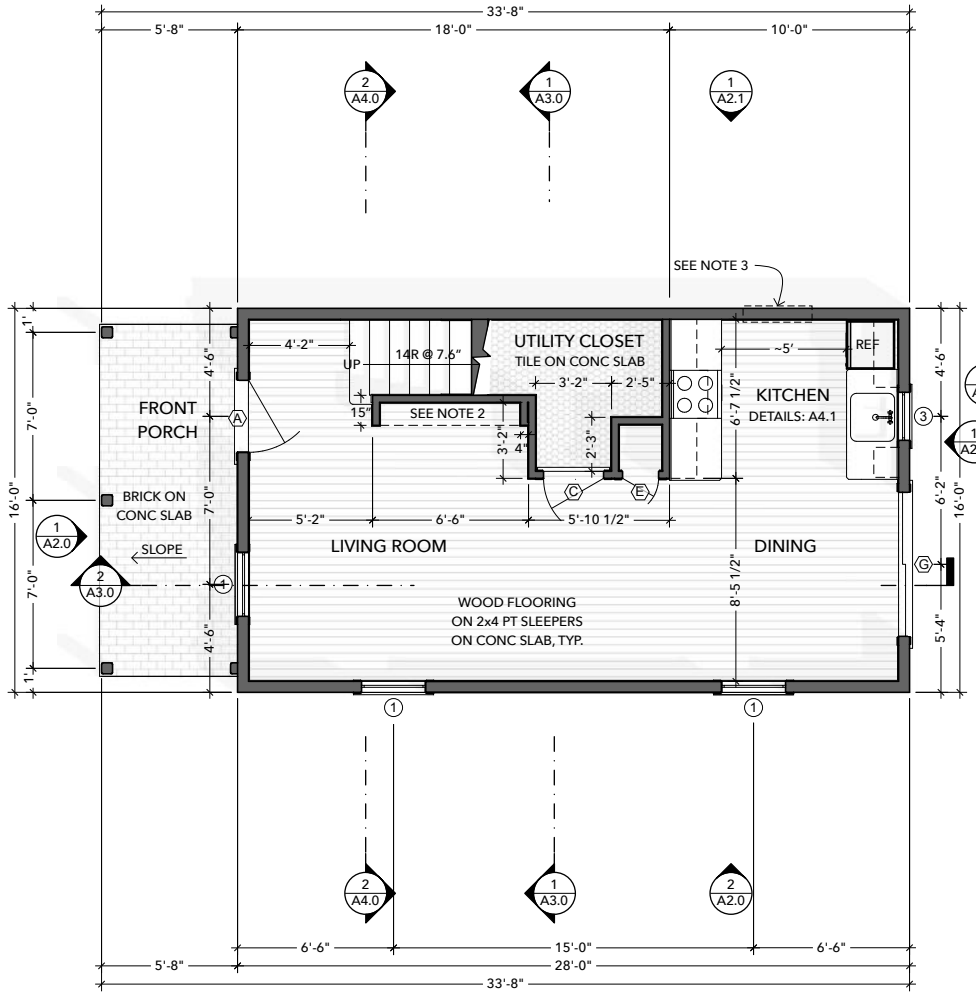
- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

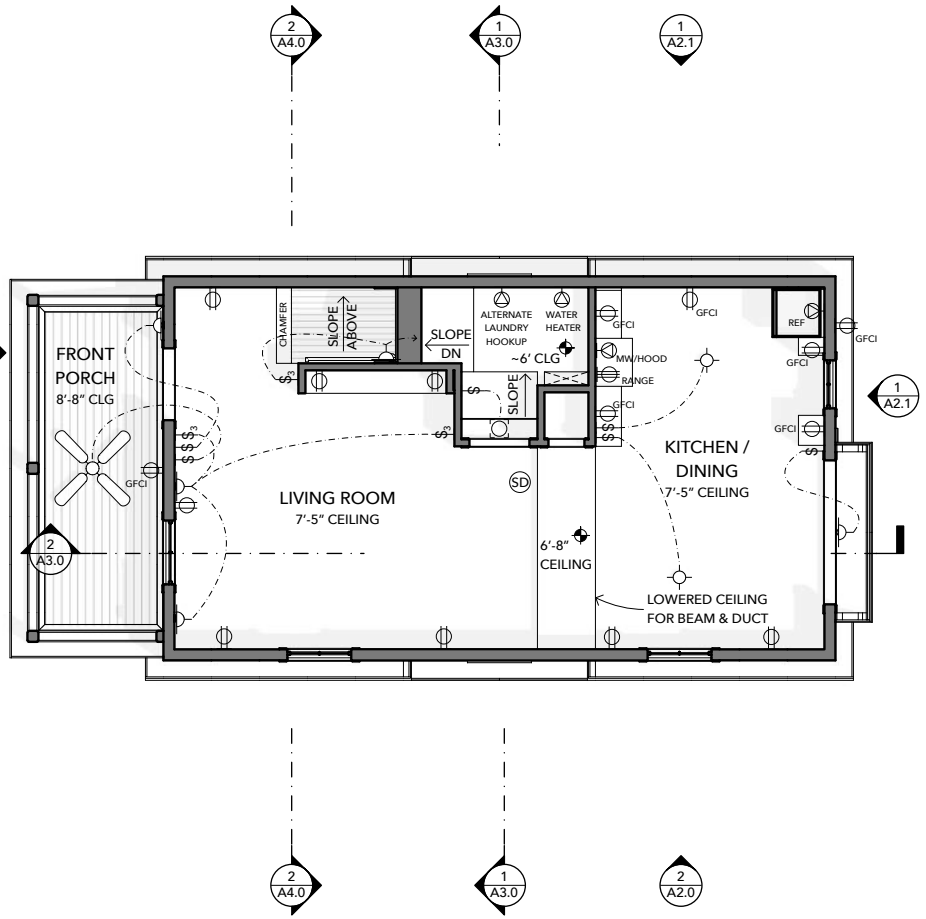
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SEE SECTIONS FOR EXACT HEIGHTS.

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY DESIGN ELEMENTS.

3. CEILING AT MUD/ UTIILITY ROOM SHALL BE FIRE-RATED USING GYP BD SHEATHING



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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DOWNSTAIRS PLANS
VARIATION: JUNE

A1.1

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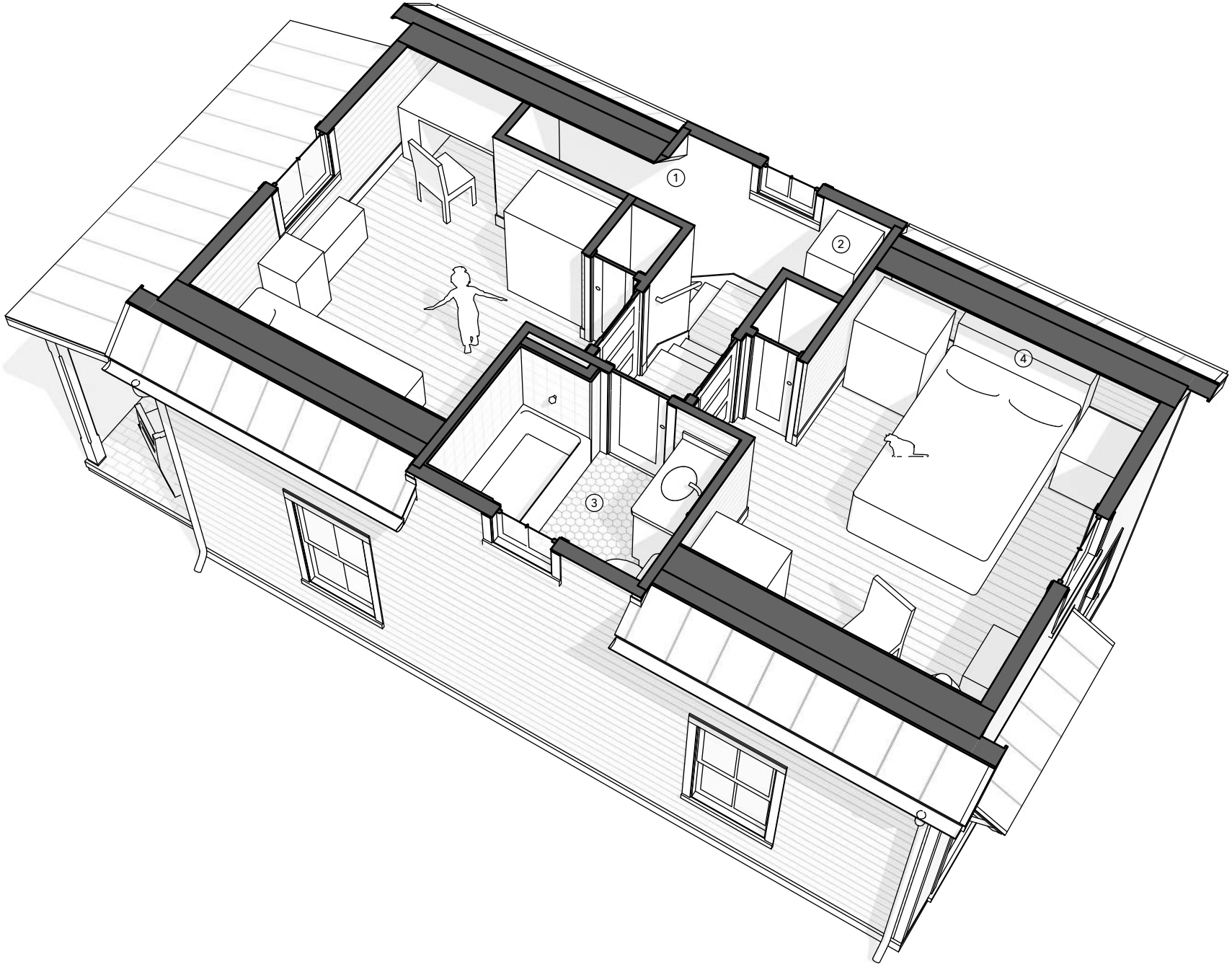


June's Backyard Farmhouse, like its sister designs, has a compact upper level. However, it has more headroom (in the middle) because of the shed dormers. That allows for a flexible bathroom layout and a simple staircase landing. It also is significantly easier and less expensive to build shed dormers. **(1)** Even with the large stair dormer, a chamfer may be necessary for the 80" minimum headroom.

JUNE'S BACKYARD FARMHOUSE

SECOND FLOOR

A DESIGN BY JAY OSBORNE

(2) A stacked laundry unit can be at the landing, but it must be compact. If more than 27" deep, it may intrude into the path of travel. The alcove can be curtained. **(3)** This bathroom is more flexible than those in the other variations. To enlarge the vanity, put the toilet in front of the window. **(4)** The bed is more comfortable if pushed a foot away from the low wall. A perfect use for a bookcase headboard.

FLOOR PLAN NOTES

1. STAIR LANDING MUST HAVE A 36" CLEAR PATH OF TRAVEL.

2. ANY AREA OF ROOM WITH LESS THAN A 5' CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, OR ROOM AREA.

3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7' MIN CEILING.

4. LAUNDRY ALCOVE AT STAIR LANDING COULD INSTEAD BE A LINEN CLOSET, A READING BENCH, OR AN HVAC CLOSET.

DOORS

- (A) 36x84 9-LITE (FRONT DOOR)
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (G) 60x80 SLIDING GLASS DOORS

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES

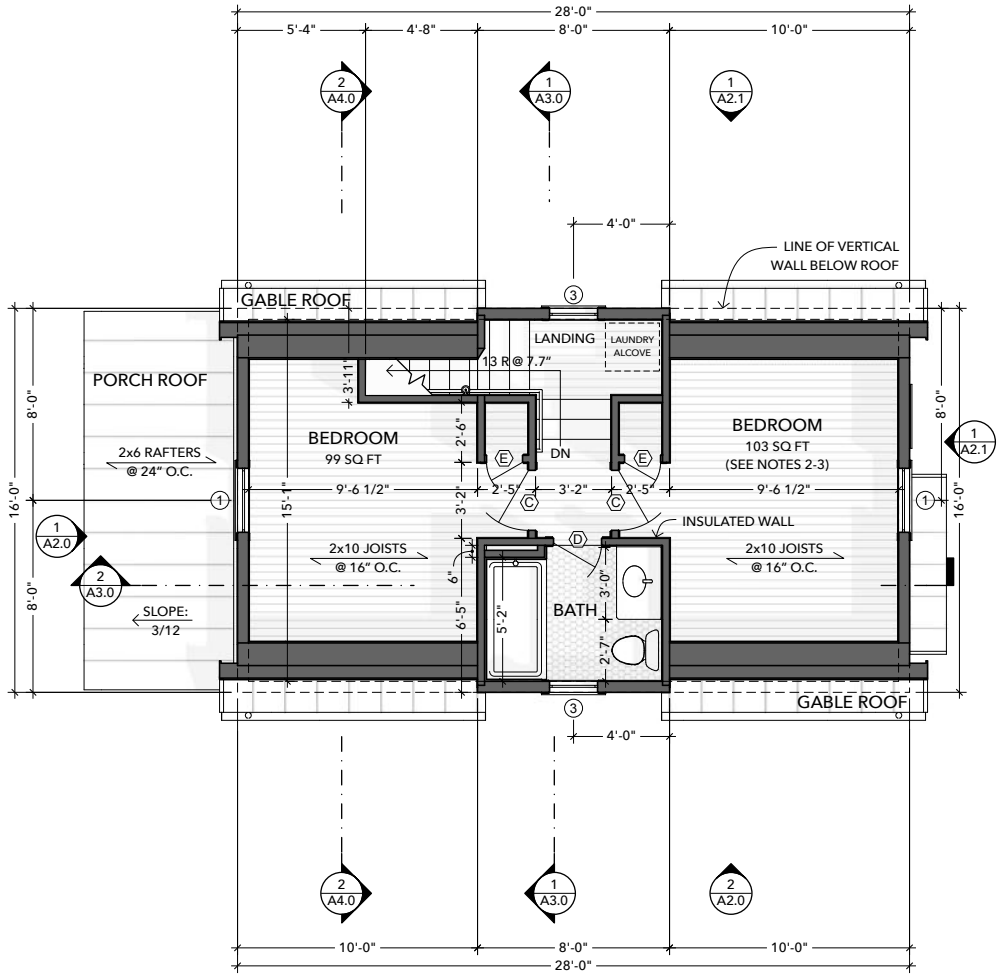
REFLECTED CEILING PLAN & ELECTRICAL NOTES

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

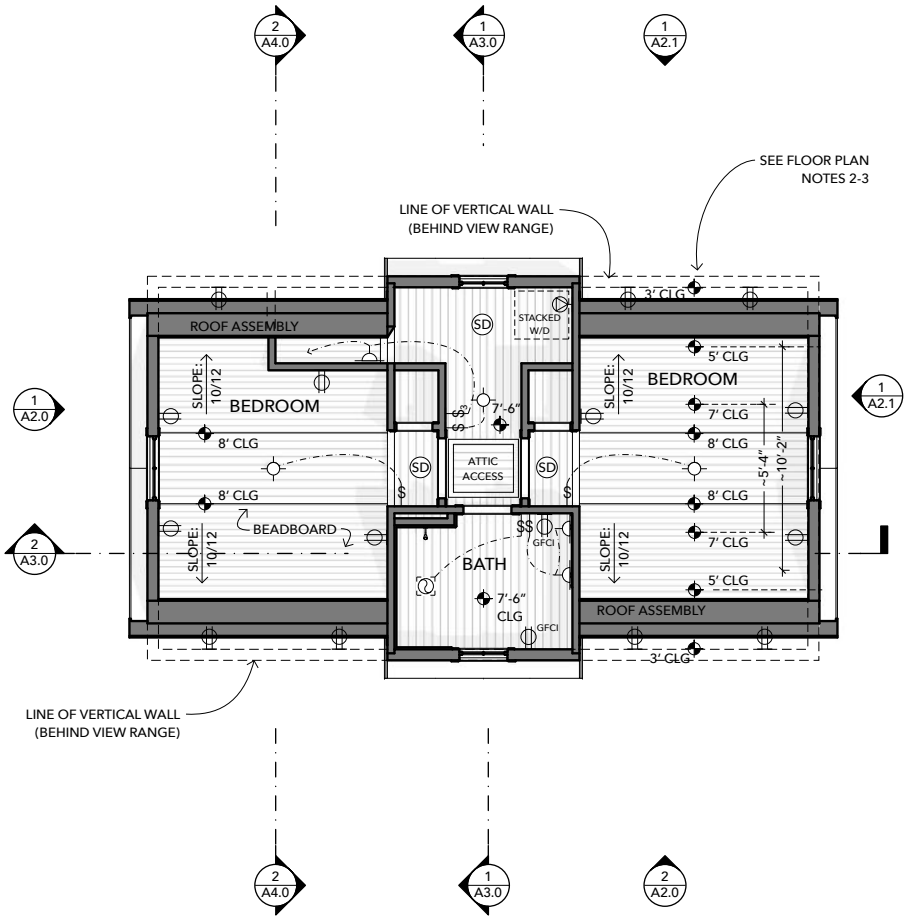
2. CENTER THE ELECTRICAL FIXTURES ON SURFACES AND/OR WITH GEOMETRIC AXES.

3. A MIN 30x30-INCH AREA OF THE SHOWER MUST HAVE A CEILING HEIGHT OF OVER 6'-8".

4. BY CODE, THE BACK OF THE LAVATORY AND TOILET CAN HAVE A 5' CEILING, BUT THE CEILING NEEDS TO BE AT LEAST 6'-8" AT THE FRONT OF THESE FIXTURES.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

JUNE'S VERSION (SIMPLE & ECONOMICAL)

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
6 **2023-07-31** JUNE: 1ST DRAFT (SIMPLEST VERSION)
+ See A0.1 for more project history and credits

UPSTAIRS PLANS
VARIATION: JUNE

A1.2

The Backyard Farmhouses are based on an iconic archetype from the 1800s– a compact and functional house design with 1.5 stories and a front-facing gable. June's variation is the simplest and most economical, with a reoriented porch. Instead of mortgaging our future to all the impulsive, fleeting desires of today, we can learn from the past and start small, to enjoy the freedom to live simply.

JUNE'S BACKYARD FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) To save money, the cross gable is made into a shed dormer instead. This also gives more headroom to the space below. **(2)** The simple porch also saves costs, but a gutter may be awkward here (a downspout would go down a post). **(3)** A concrete slab foundation is economical, and minimizes the overall height. **(4)** The lower side windows improve daylighting, but may be omitted if needed.

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16-FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20-FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

2. THIS DESIGN ASSUMES THE STRICTEST PRACTICAL BUILDING HEIGHT LIMITS. IF ANY REGULATION DEMANDS A SHORTER HOUSE, IT WAS MADE TO OUTLAW 2ND FLOORS – OR ELSE TO CRIMINALIZE TRADITIONAL, TIMELESS, AND AFFORDABLE HOUSES.

3. DON'T INCLUDE WINDOW SHUTTERS UNLESS THEY ARE OPERABLE AND PROPERLY SIZED. FAKE, TACK-ON WINDOW SHUTTERS ARE STRICTLY PROHIBITED.

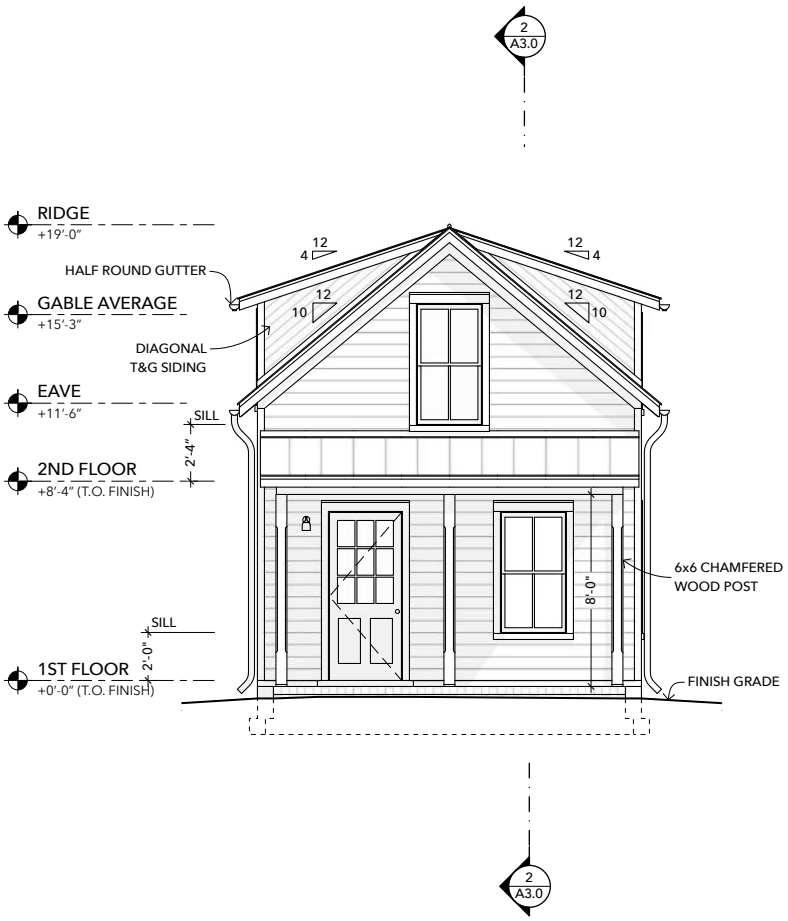
4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

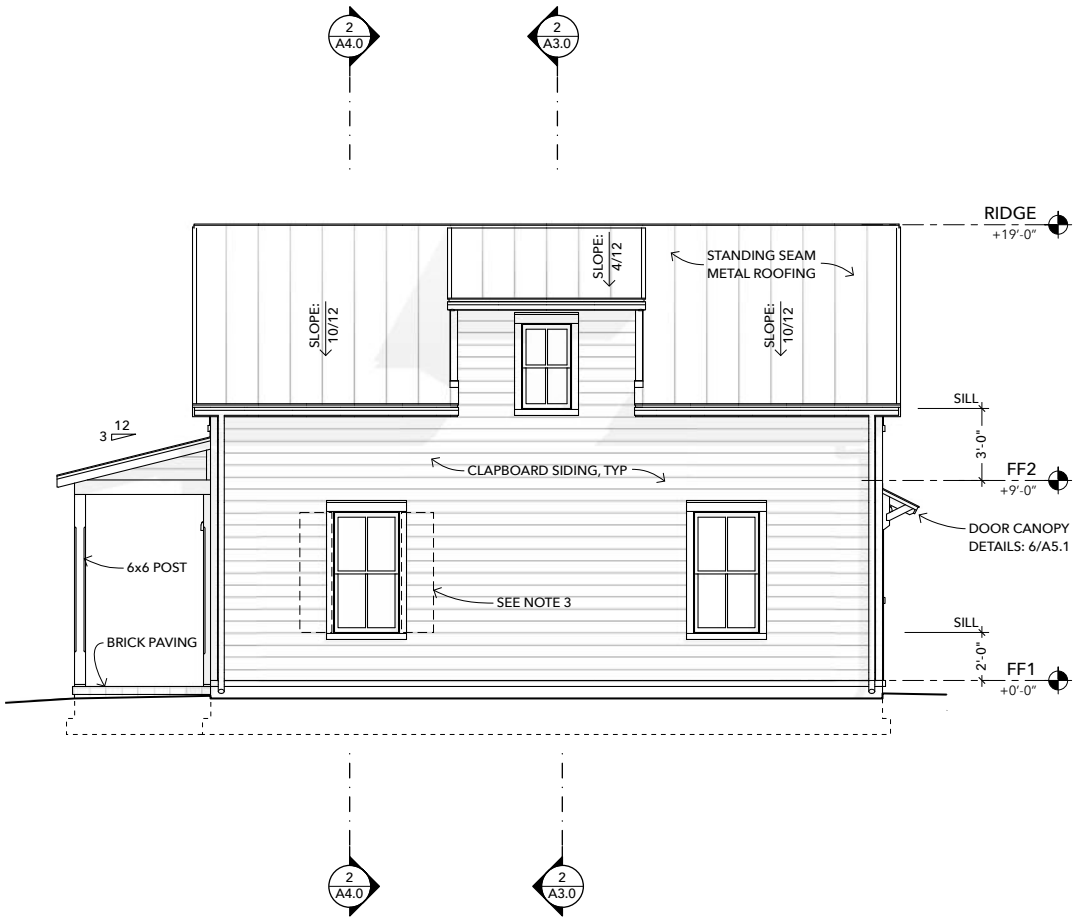
6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

7. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

8. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 WEST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

JUNE'S VERSION (SIMPLE & ECONOMICAL)

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
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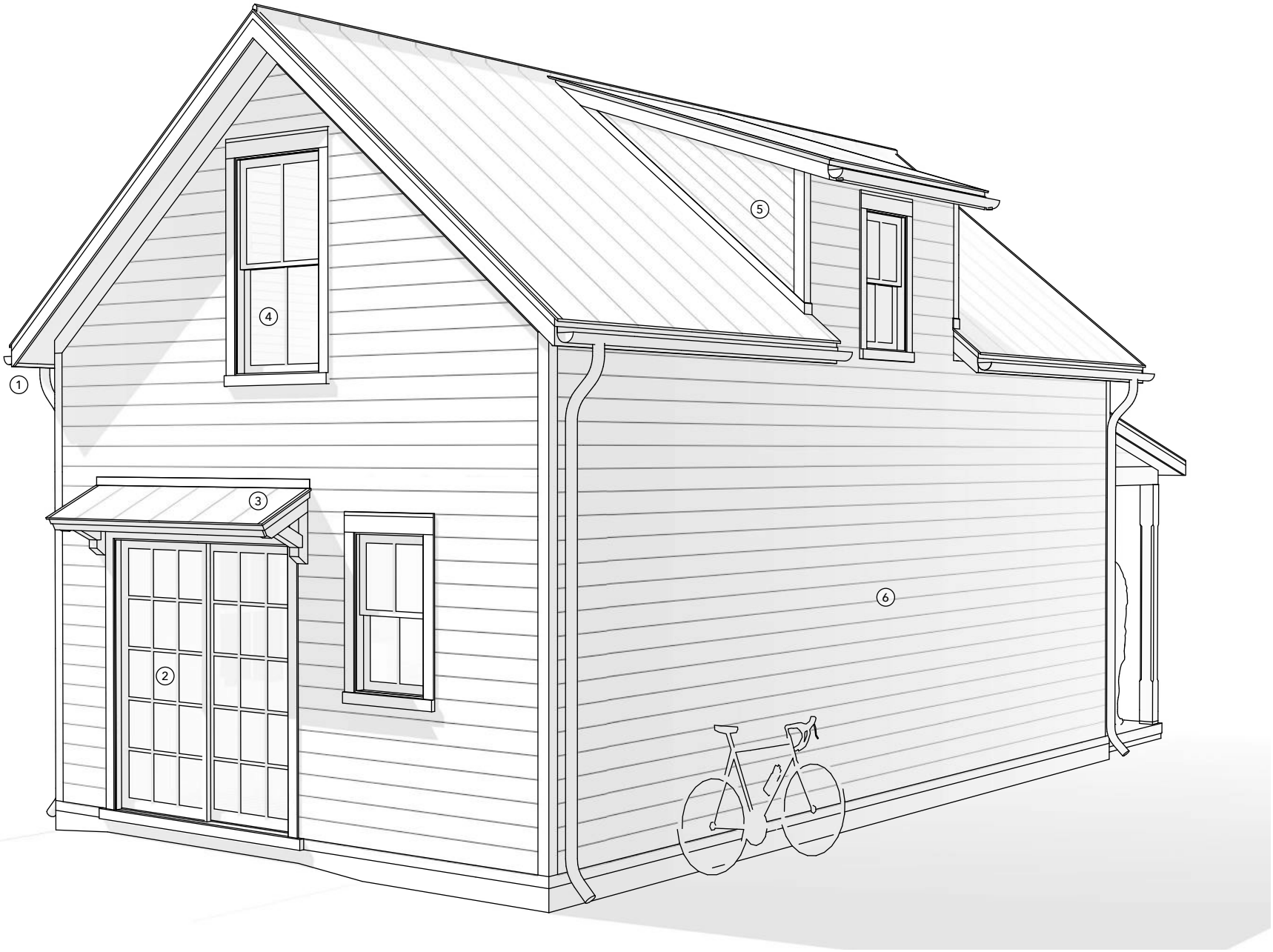
6 **2023-07-31** JUNE: 1ST DRAFT (SIMPLEST VERSION)
+ See A0.1 for more project history and credits

FRONT ELEVATIONS
VARIATION: JUNE

A2.0



The back of June's Backyard Farmhouse is plain and simple. It is easy to attach rooms, since the informal rear lets you optimize future additions to the functions. **(1)** Today's builders often mess up traditional eaves, even simple ones. Don't let them make a "pork chop eave". **(2)** A sliding glass door isn't historical, but is fine at the informal back of a house. The grille (muntins) can be omitted to save costs.

JUNE'S BACKYARD FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(3) The little roof shades and sheds, two functions that solve countless problems. **(4)** As an emergency exit for the bedroom, this double-hung window's lower sash is as small as it can be (and still have old proportions). **(5)** The large rear dormer is easy to build. **(6)** The lower windows are omitted to save costs, but the window above is necessary for daylighting (and for airing out the bathroom).

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

3. ALL UPSTAIRS WINDOWS ARE NEEDED FOR DAYLIGHTING AND CROSS BREEZES.

4. MORE WINDOWS COULD BE INCLUDED, IF COSTS PERMIT. ALSO, CONSIDER FUTURE ADDITIONS. IT COSTS LITTLE TO FRAME OPENINGS FOR FUTURE DOORS & WINDOWS.

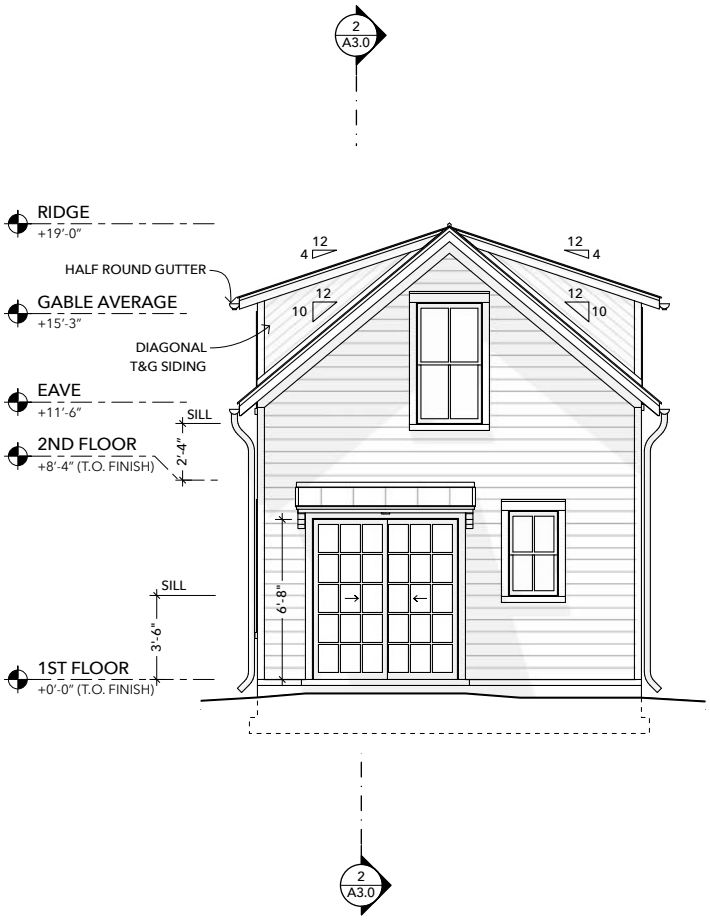
5. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

6. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

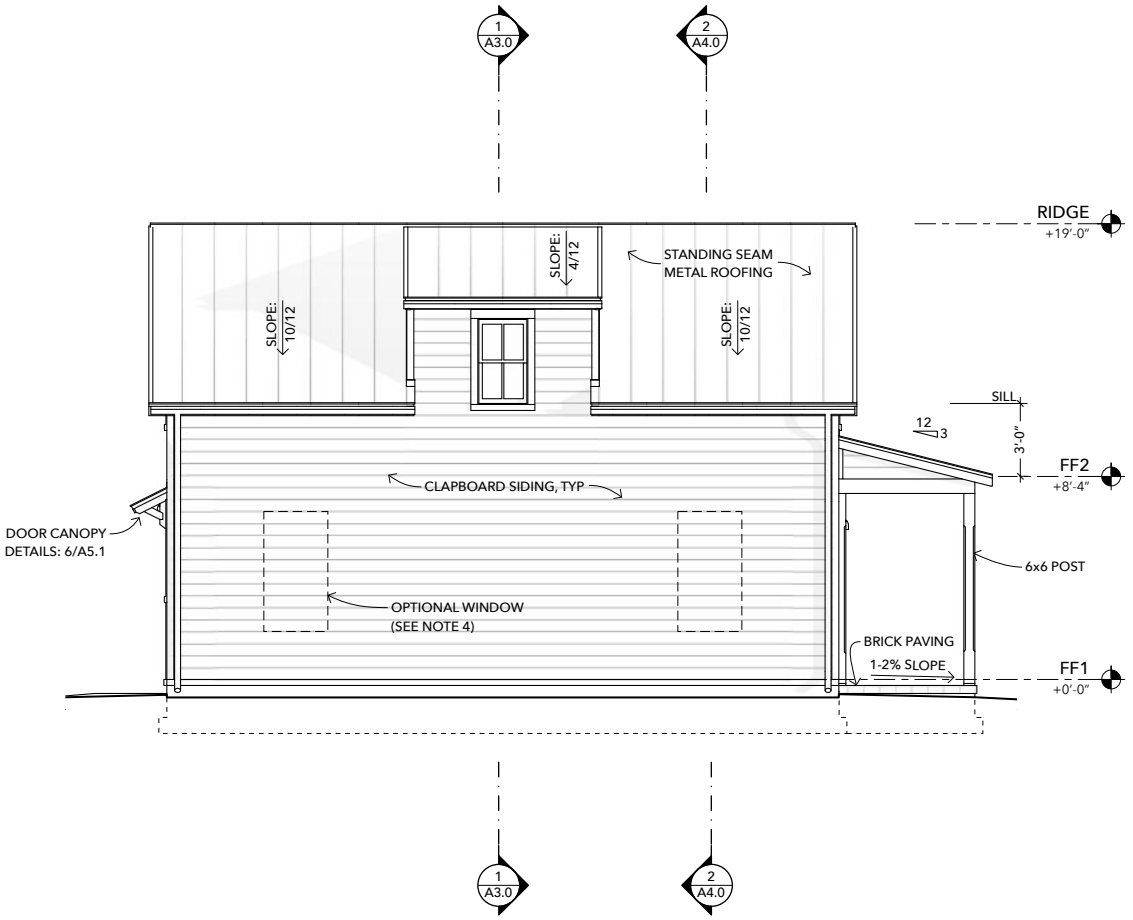
7. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

8. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

9. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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BACKYARD FARMHOUSE

JUNE'S VERSION (SIMPLE & ECONOMICAL)

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6	**2023-07-31**	JUNE: 1ST DRAFT (SIMPLEST VERSION)
+		See A0.1 for more project history and credits

REAR ELEVATIONS
VARIATION: JUNE

A2.1

JUNE'S BACKYARD FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(1) Unlike the other variations of the Backyard Farmhouse, June has a higher ceiling at the bathroom, so you have multiple options for where to put the tub. **(2)** The attic is large enough to be useful, so it has an access hatch at the hall. **(3)** The large rear dormer allows for a simple, economical landing, instead of winder stairs. The ceiling tip may need a chamfer (for an 80-inch head height).

(4) The stair wall has edge turns and a soffit– ideal for receiving built-in shelving. **(5)** With about 6 feet of headroom at the landing, the utility closet is small, but still could have laundry machines. **(6)** A tile floor could be placed over the slab. **(7)** The concrete slab is inexpensive, yet a pier foundation can be just as cheap and more practical. With piers, a car (or three) could be parked under the house.

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. A CRAWLSPACE OR BASEMENT FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. MAYBE MORE (DEPENDS ON HOW IT'S MEASURED).

4. JUNE'S BACKYARD FARMHOUSE IS MORE FLEXIBLE THAN THE OTHER VARIATIONS. (THE HIGHER CEILINGS ALLOW THE BATHROOM TO BE REARRANGED AS NEEDED.) BUT LOWERING THE CEILINGS COULD STILL CAUSE MANY HEADACHES.

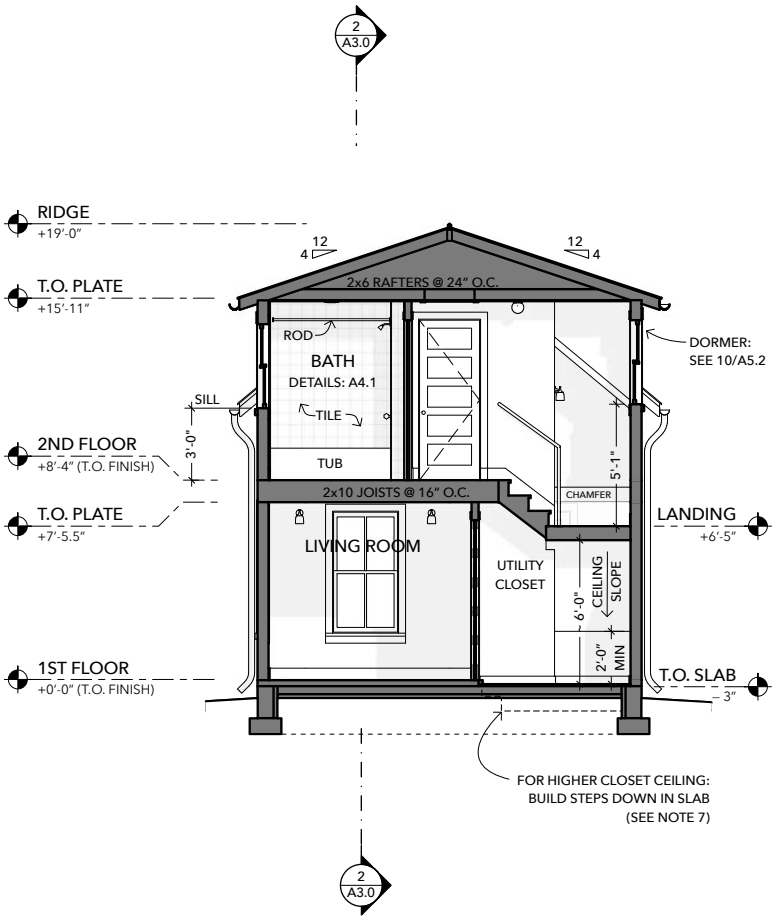
5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE COMFORTABLE. IF ANY MORE THAN 18 INCHES, YOU'LL CAUSE OTHER PROBLEMS.

6. ROOF INSULATION THICKNESS (ABOUT 10") ASSUMES AN UNVENTED ASSEMBLY THAT WORKS IN MOST OF THE U.S. (FOR ROOF ASSEMBLY OPTIONS, SEE: A5.0)

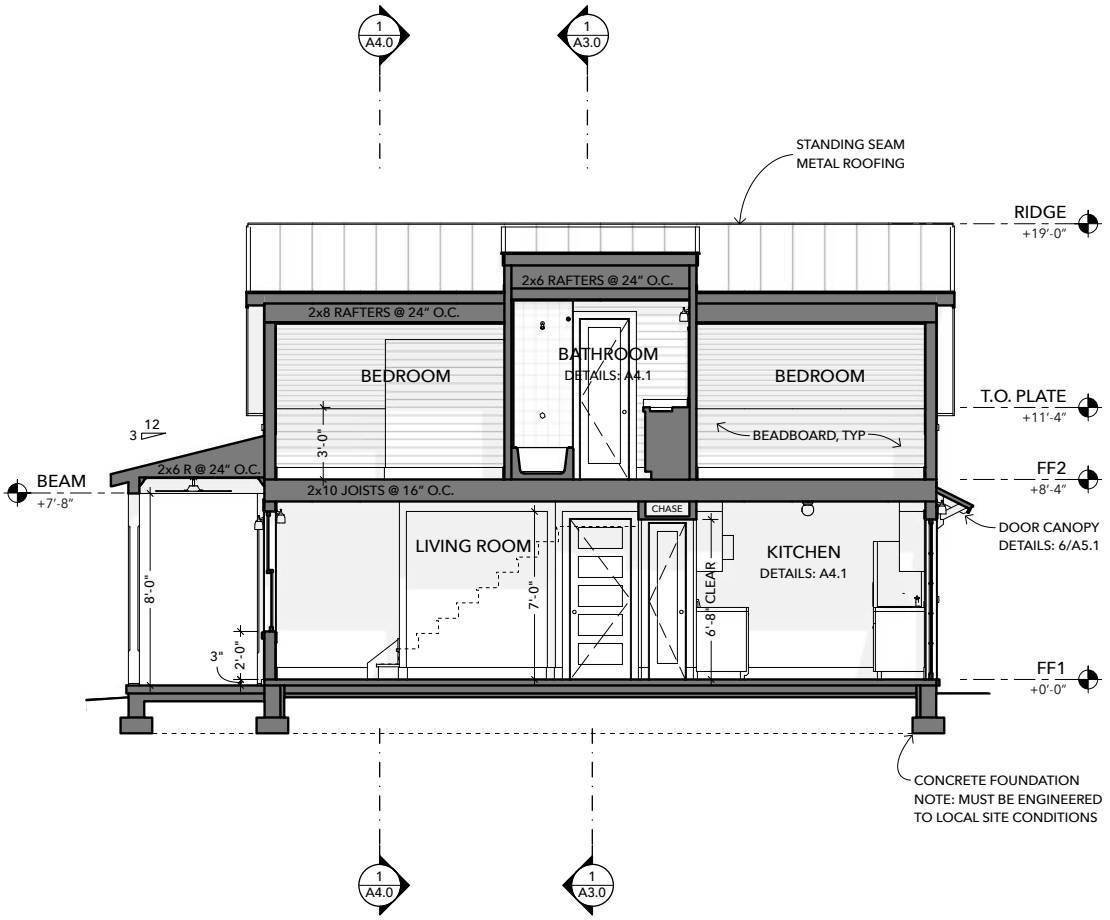
7. SLAB AT UTILITY CLOSET COULD STEP DOWN INTO GROUND, TO INCREASE THE CEILING HEIGHT, AND POTENTIALLY ADD A REAR DOOR, MAKING IT A MUDROOM.

8. MAINTAIN 80" MINIMUM HEAD CLEARANCE AT THE STAIRCASE.

9. THE VERTICAL SIDE WALLS AT THE BEDROOMS ARE ONLY 3' TALL, BUT THEY CAN BE FURRED INWARD TO BE 4' OR 4'-6" TALL. (MORE COMFORT, LESS SPACE.)



1 TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

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BACKYARD FARMHOUSE

JUNE'S VERSION (SIMPLE & ECONOMICAL)

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
6 **2023-07-31** JUNE: 1ST DRAFT (SIMPLEST VERSION)
+ See A0.1 for more project history and credits

SECTION VIEWS
VARIATION: JUNE

A3.0

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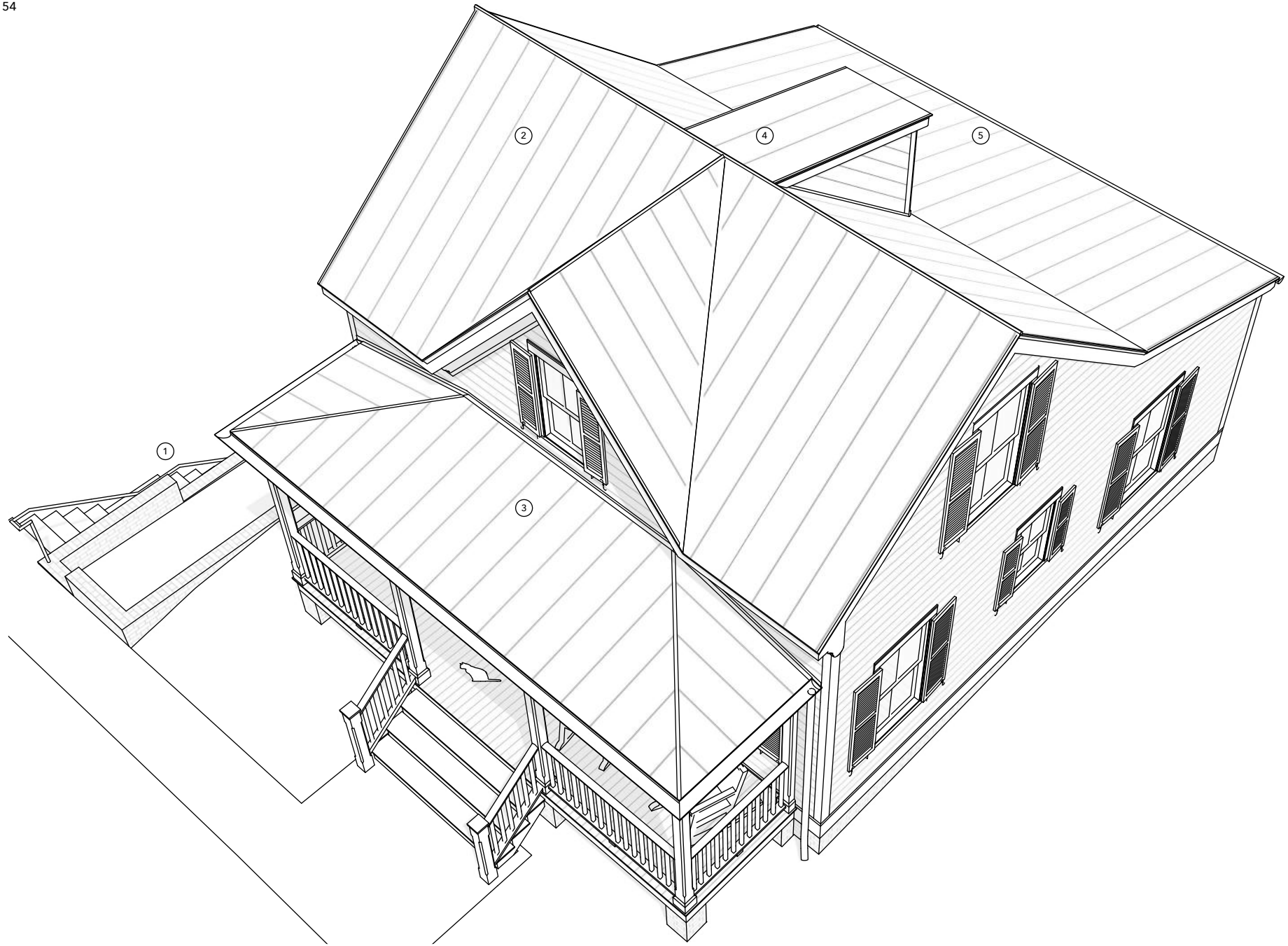
Julie’s Backyard Farmhouse



The Backyard Farmhouse comes in four variations. Julie is the largest design—with a bedroom suite designed as an addition, as well as a garage basement. Having a basement is fitting, since compact designs like it were often built in mountainous and cold climates. With minimal interior air to heat and cool, and minimal surface area to insulate, Julie plays nice and nestles into the environment.

JULIE'S BACKYARD FARMHOUSE

INTRODUCING: JULIE

A DESIGN BY JAY OSBORNE

(1) A basement garage lets you keep vehicles out of sight, not obstructing views.
(2) 16x24 primary mass (at main gable) has the most compressed upstairs layout.
(3) Julie's front is only 24 feet wide. The compact footprint can fit in many places.
(4) The front gable and rear dormer are both needed for head clearances inside.
(5) This lean-to "addition" might be added to any of the other design variations.

FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A COMPLETE WORK, LIKE SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. IF A PIER FOUNDATION INSTEAD, THIS COULD BE A CARPORT. (CEILING IS INSULATED.)

3. BASEMENT WALLS MAY NEED TO BE INSULATED. FOLLOW LOCAL REQUIREMENTS.

4. BRICK VENEER ON EXTERIOR MAY BE OMITTED. IF SO, SAME WALL THICKNESS COULD BE GIVEN TO 2X4 INTERIOR FURRING WALL.

5. RECOMMENDED: UPGRADE 1 OR 2 OUTLETS INTO 240V ELECTRIC VEHICLE CHARGERS.

6. DRIVEWAY: GRAVEL STRIPS ARE TACTILE GUIDES FOR CARS, & REDUCE WATER RUNOFF.

7. VEHICLE DOORS CAN ROLL UP (GARAGE CEILING IS HIGH ENOUGH). INSTEAD OF SWINGING DOORS (AS SHOWN IN THE PLAN), THE SAME DOOR DESIGN OF PANELS AND GLAZING CAN BE BROKEN IT UP INTO 21"-TALL HORIZONTAL SEGMENTS.

8. RAISED PLATFORM AT DOOR MAKES IT EASY TO RENOVATE THE GARAGE INTO AN OFFICE OR APARTMENT. IT'S ALSO NEEDED FOR HEADROOM UNDER STAIRS.

9. WALL EXTENSIONS ENSURE 6'-4" MIN HEADROOM AT PARKING SPOT BELOW STAIR. BUILT-IN SHELVING CAN DO THAT AS WELL, BUT THE TURNS ALSO BRACE THE WALLS.

10. TO CONVERT TO LIVING BASEMENT, REPLACE LARGE DOORS W/ SLIDING GLASS, RAISE FLOOR WITH 2x6 PT JOISTS OR TOPPING SLAB, LINK ANY PIPES BEHIND STAIRS.

11. 48x84 GARAGE DOORS (WITH 3 LITES AND CROSS BRACING BELOW) CAN BE CUT INTO 21" SEGMENTS AND CONVERTED INTO ROLL-UP DOORS, IF THAT IS PREFERRED.

ROOF PLAN NOTES

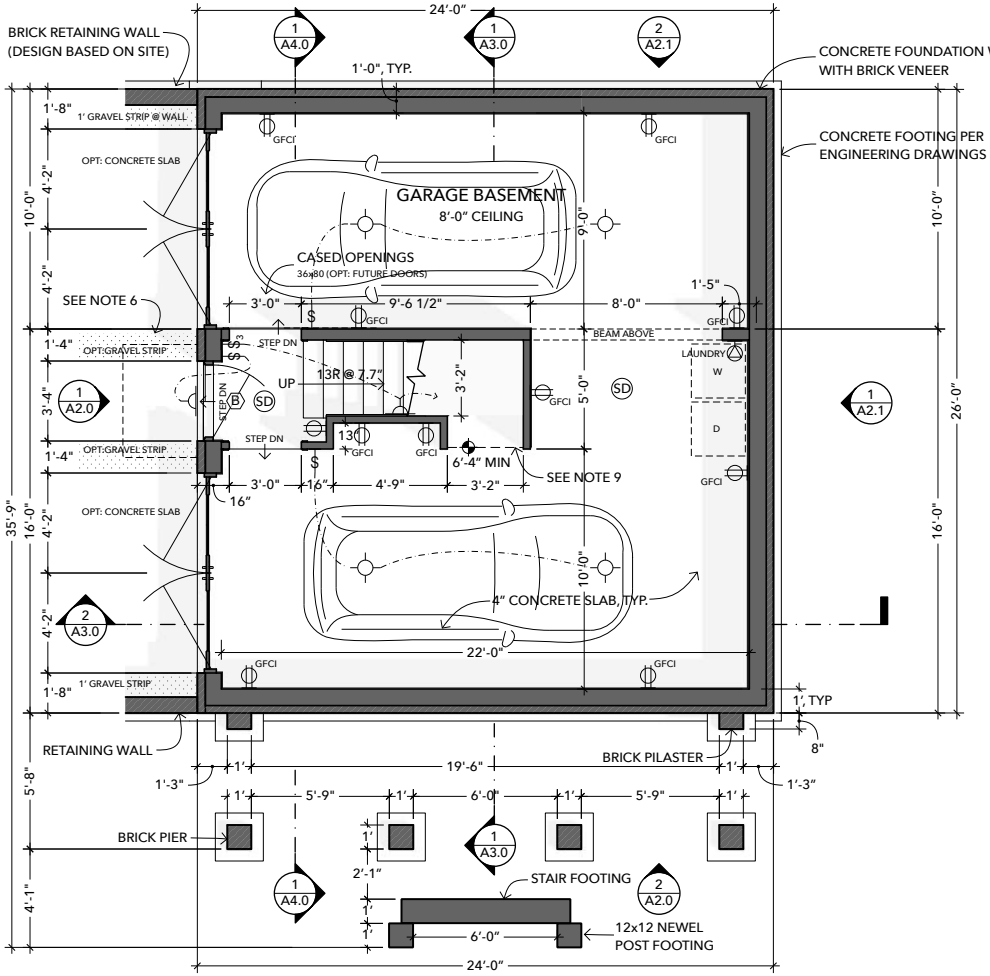
1. DATUMS ARE TO FINISH FLOOR OF MAIN LEVEL. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS. THIS DESIGN WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

2. GABLE ROOF RIDGES SHOULD MATCH, WITH MAIN GABLE HIGHER IF NECESSARY.

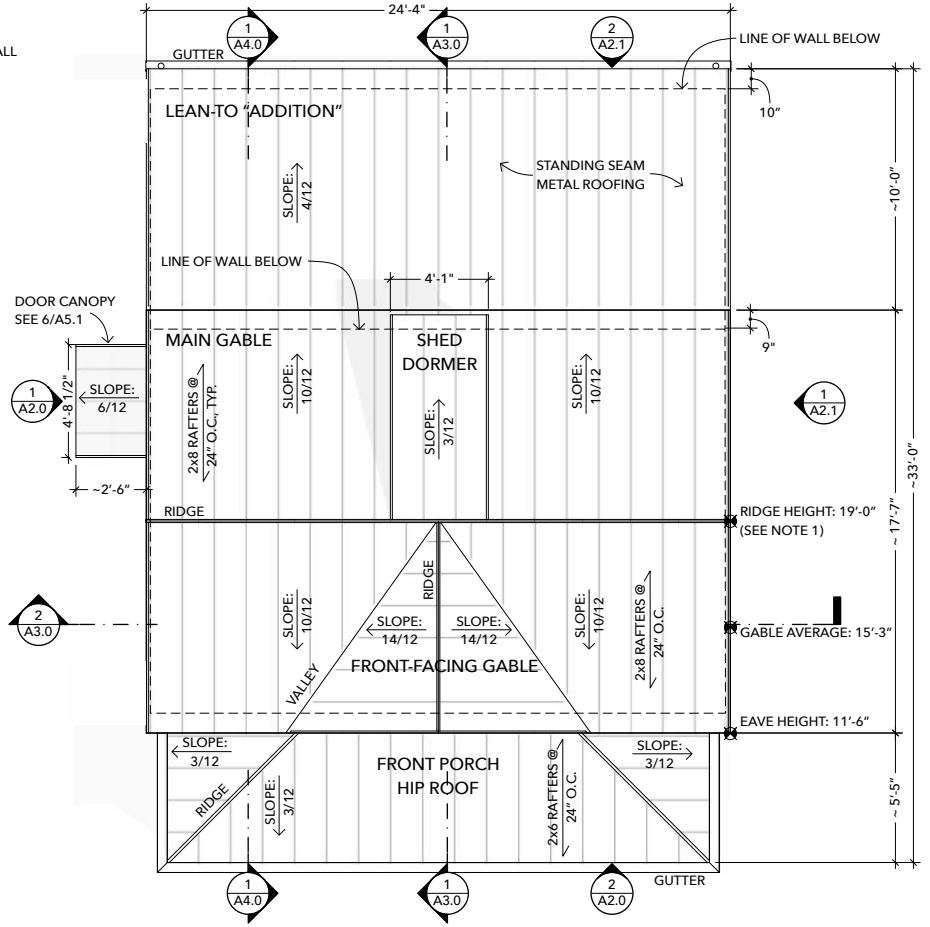
3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT WAREHOUSE-LOOKING METAL ROOFING (WITH RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.

5. ROOF PITCH AT LEAN-TO ADDITION CAN BE REDUCED TO 3:12. THAT IS CLOSER TO A COMMON HISTORICAL SLOPE (2.5:12, OR 1:5). BEWARE OF POTENTIAL ICE DAMS.



1 BASEMENT / FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

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A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

JULIE'S VERSION (GARAGE & BEDROOM SUITE)

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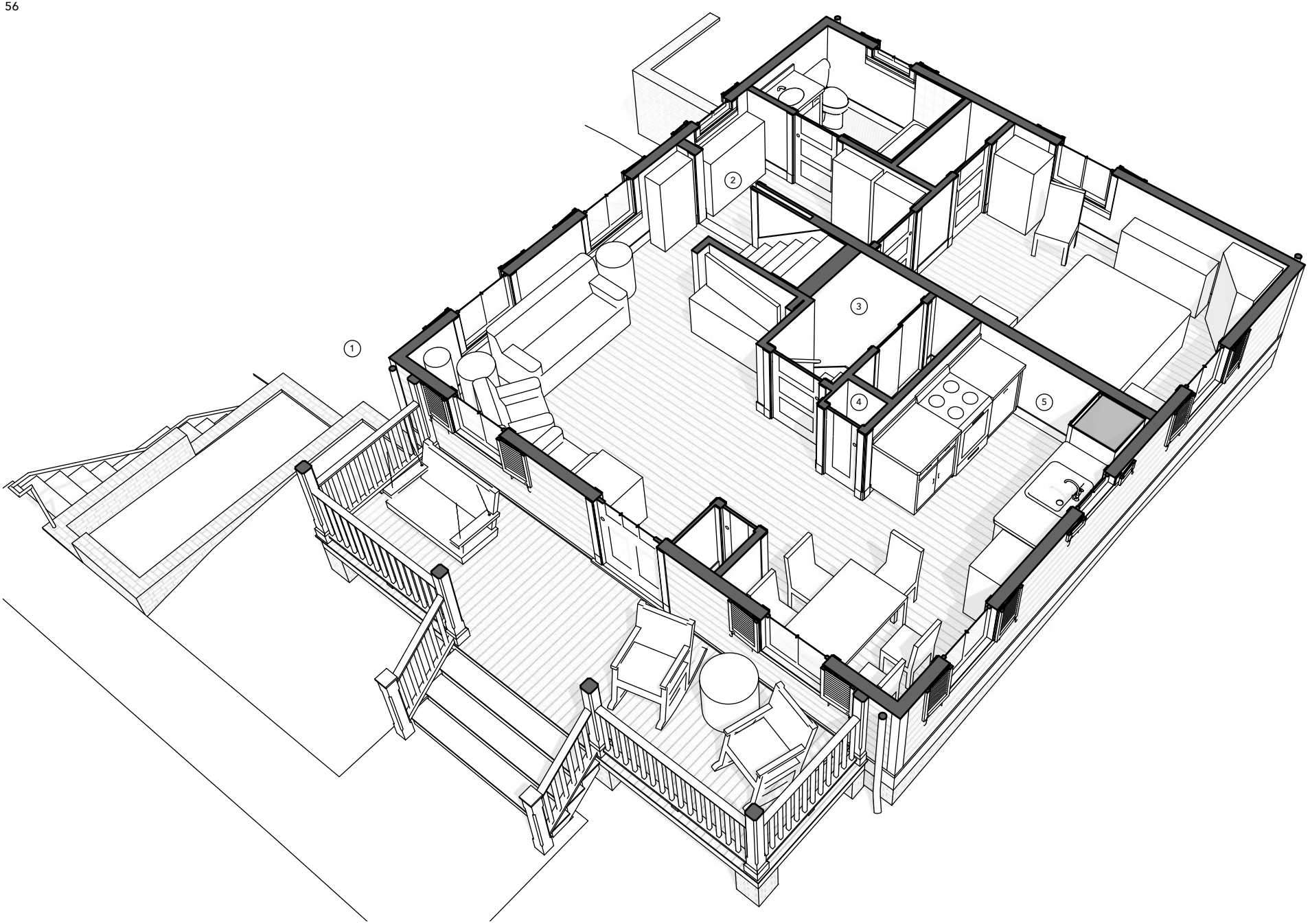
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
4 **2023-04-30** JULIE: 1ST DRAFT (LARGEST VERSION)
+ See A0.1 for more project history and credits

ROOF/FOUNDATION
VARIATION: JULIE

A1.0



Julie's main body is only 16x24– the most compact of the Backyard Farmhouses. Yet it's also enlarged with a bedroom suite designed as a rear addition, as well as a basement garage. Even without counting the garage, Julie's 900 square feet makes it larger than the other variations. Julie shows how to make enlargements, but also how to potentially compress its sister designs to only 650 square feet.

JULIE'S BACKYARD FARMHOUSE

FIRST FLOOR

A DESIGN BY JAY OSBORNE

(1) "Buried" parking improves views. Vehicles are less visible from the main level. **(2)** Pocket door lets the bathroom be shared by day, but part of the suite at night. **(3)** Staircases are stacked for optimal spatial efficiency. **(4)** Closets may be axed to open up space, but could also enclose a beam and hidden utilities like ducts. **(5)** This kitchen is like those in the other designs, but as compressed as possible.

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE 1-HR FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. OPTIONAL BUILT-IN SHELVING. ALSO: LOCATION FOR AN OPTIONAL WOODSTOVE.

3. FRAME LARGER OPENINGS FOR POSSIBLE DOORS INTO A FUTURE REAR ADDITION.

4. ADJUSTING THE CLOSETS AT "THICK WALL" (CASED OPENING) CAN CAUSE MANY MINOR CONFLICTS, INCLUDING ALIGNMENTS AT THE STAIRS AND UPSTAIRS WALLS.

5. AS A MODIFICATION, THE MAIN BODY OF THIS HOUSE CAN BE STRETCHED FROM 16x24 TO 16x32, INCREASING THE TOTAL SIZE BY 280 SQUARE FEET, INCLUDING THE 10x32 ELONGATED REAR ADDITION (THAT CAN ALSO HAVE A MUDROOM / PANTRY). SEE APRIL'S PLANS FOR AN EXAMPLE OF SUCH AN ELONGATED DESIGN VARIATION.

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (F) 36x48 SLIDING CLOSET DRS
- (H) 32x80 5-PANEL POCKET DR

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SECTION DIMS TAKE PRIORITY.

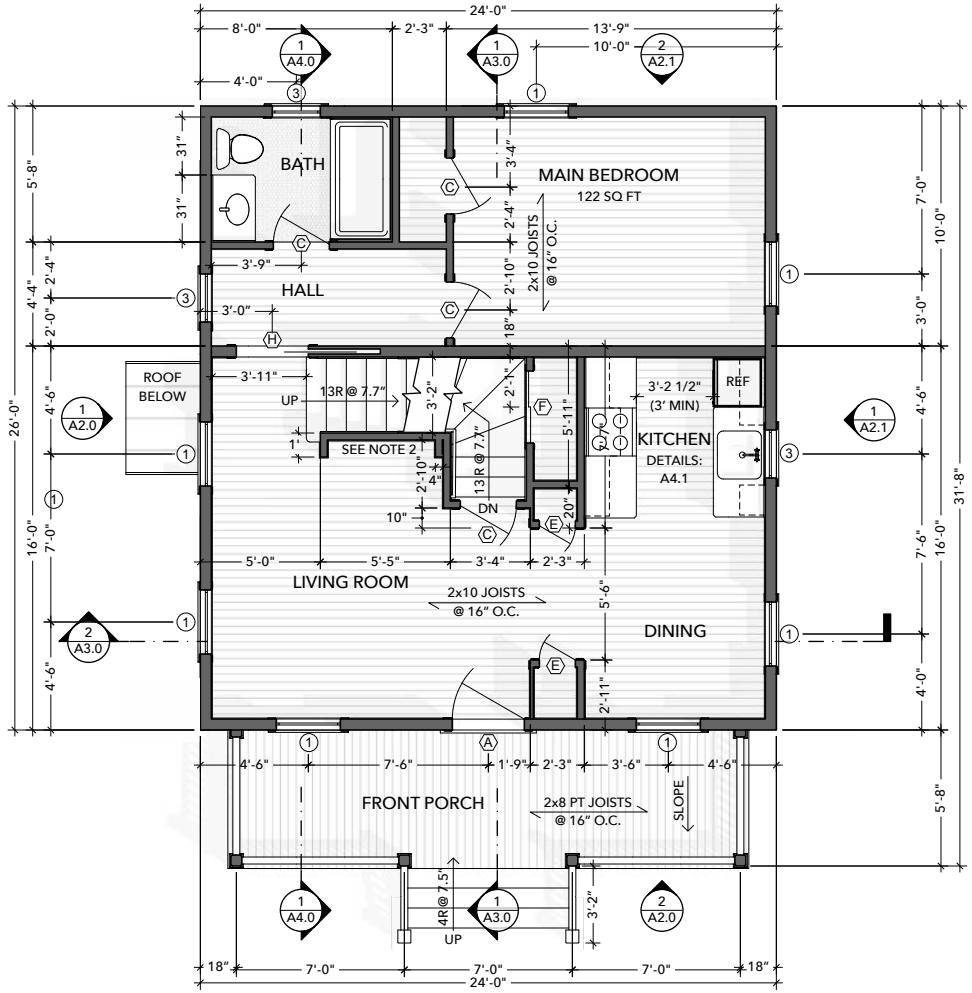
2. CENTER ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY DESIGN ELEMENTS.

3. LIVING ROOM: OPTIONAL BUILT-IN SHELVING (OR CABINETS). ALSO OPT: WOODSTOVE.

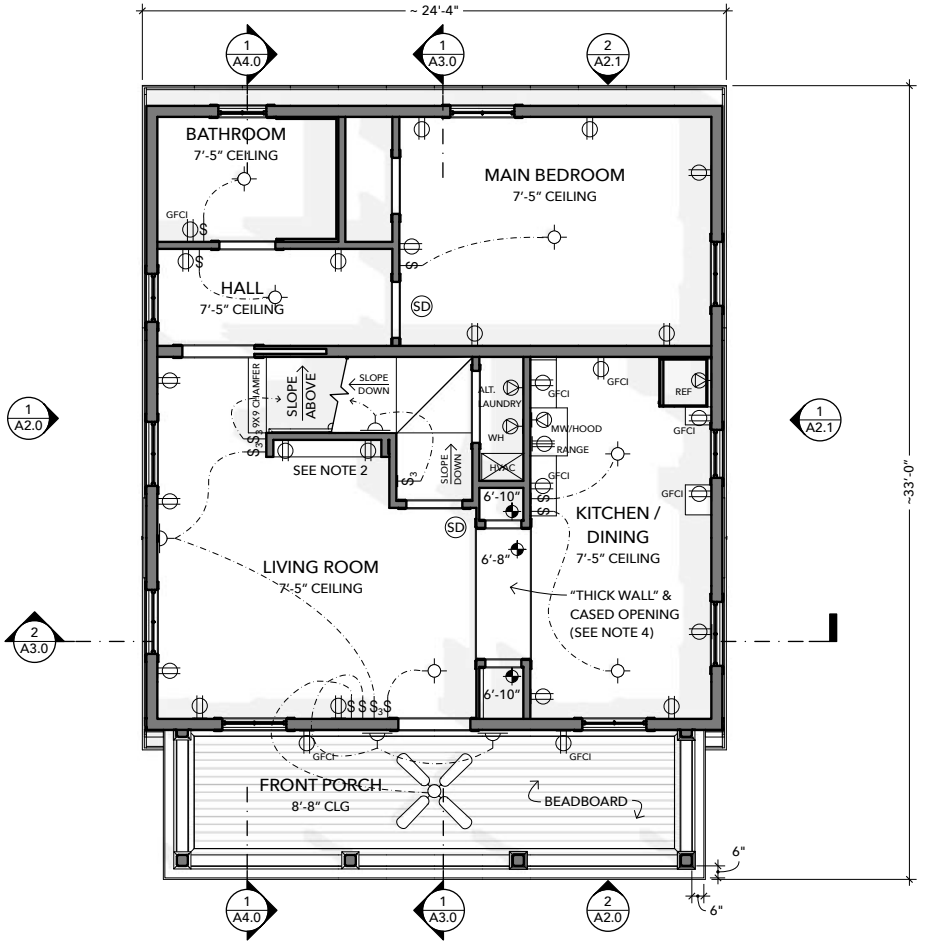
4. UTILITY CLOSET AT STAIRCASE COULD BE USED FOR HVAC, BROOMS, CHEMICALS, ETC.

5. WALL AREA OVER LARGE CASED OPENING IS FOR BEAMS, PIPING, AND/OR DUCTWORK.

6. POCKET DOOR TO REAR SUITE CAN BE OMITTED, BUT IT PROVIDES FLEXIBLE PRIVACY.



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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A DESIGN BY JAY OSBORNE

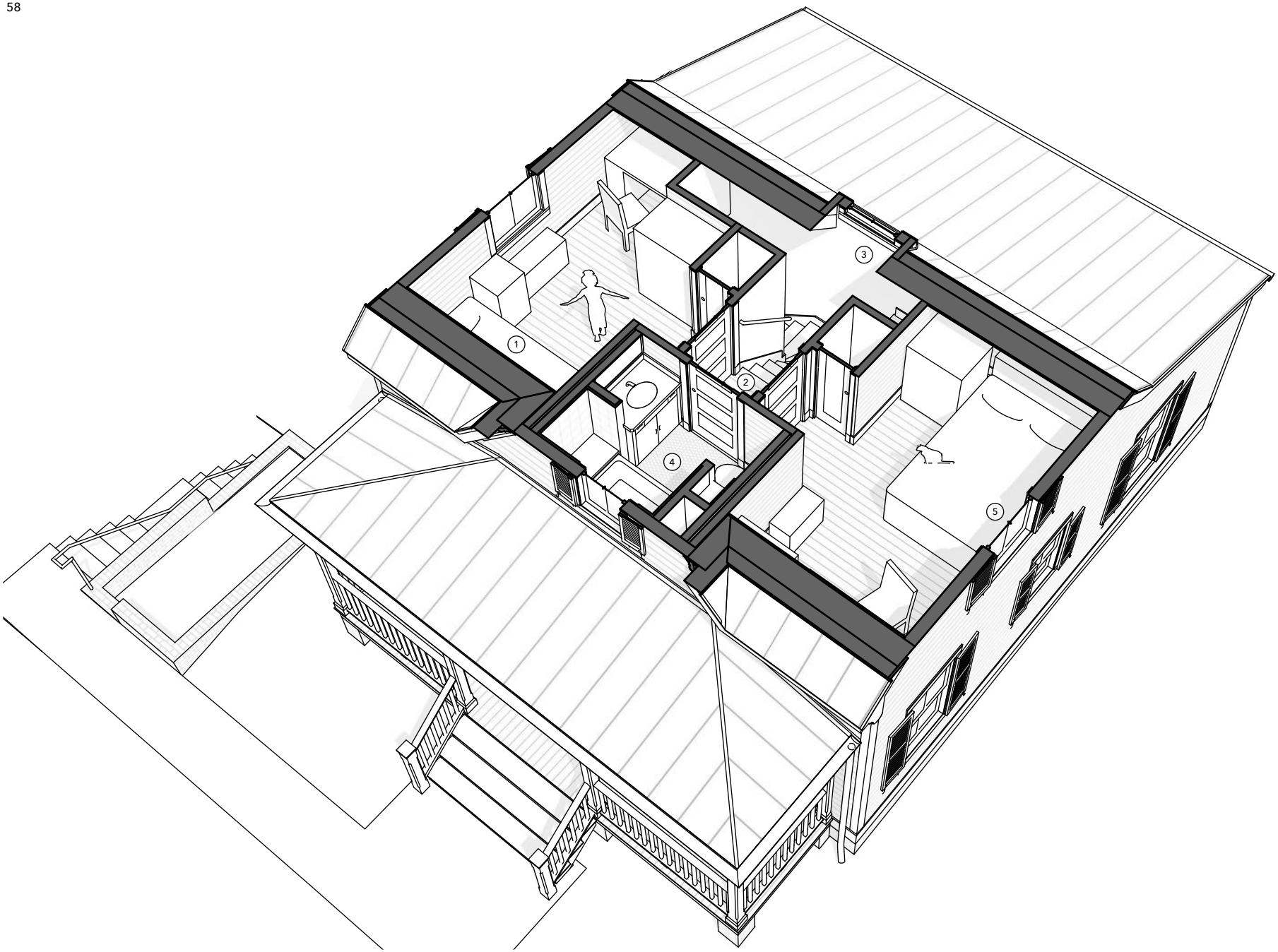
BACKYARD FARMHOUSE

JULIE'S VERSION (GARAGE & BEDROOM SUITE)

9	**2024-02-29**	FIRST EDITION (COMPLETED BOOK)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
4	**2023-04-30**	JULIE: 1ST DRAFT (LARGEST VERSION)
+	See A0.1 for more project history and credits	

DOWNSTAIRS PLANS
VARIATION: JULIE

A1.1



Julie's Backyard Farmhouse, like its sister designs, has a compact upper level. Unlike the others, Julie shows the upstairs in its smallest configuration. **(1)** The bedrooms are about as small as they can be, by code. One practical restriction is for the bedroom have one side at least 7 ft long, the length of a bed. Also, they usually need to be at least 70 sq ft (80 sq ft here to follow more stringent codes).

JULIE'S BACKYARD FARMHOUSE

SECOND FLOOR

A DESIGN BY JAY OSBORNE

(2) The circulation is almost as efficient as possible, with a 3'x3' staircase landing. **(3)** The dormer is needed for head clearances. Winder stairs are also needed, unless the ceiling is much higher, or the dormer, wider. **(4)** The bathroom design requires detailed knowledge of minimum ceiling heights by code. **(5)** Doors and windows fit wherever possible, and are centered and aligned for cross breezes.

FLOOR PLAN NOTES

1. BECAUSE OF THE LOW HEAD CLEARANCES , IT IS INADVISABLE TO REARRANGE THE BATHROOM FIXTURES, SINCE THAT MAY CAUSE CODE VIOLATIONS AND HEADACHES.

2. ANY AREA OF ROOM WITH LESS THAN A 5′ CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, NOR IN ROOM AREA.

3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7′ MIN CEILING.

5. ALCOVE AT WINDER STAIRS CAN BE A READING BENCH, LINEN CLOSET, SPACE FOR AN HVAC UNIT OR DUCTS, OR CONTAIN HOOKUPS FOR A SMALL LAUNDRY MACHINE.

5. IF THE BEDROOM SIDE WALLS SEEM TOO LOW, YOU MIGHT THICKEN THEM INWARD WITH 4.5-FOOT-HIGH KNEE WALLS. (MORE COMFORTABLE, BUT IT SACRIFICES SPACE.)

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES
- (4) 28x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN & ELECTRICAL NOTES

1. NOTED CEILING HEIGHTS ARE APPROXIMATE (+/- 1″). SECTION DIMS TAKE PRIORITY.

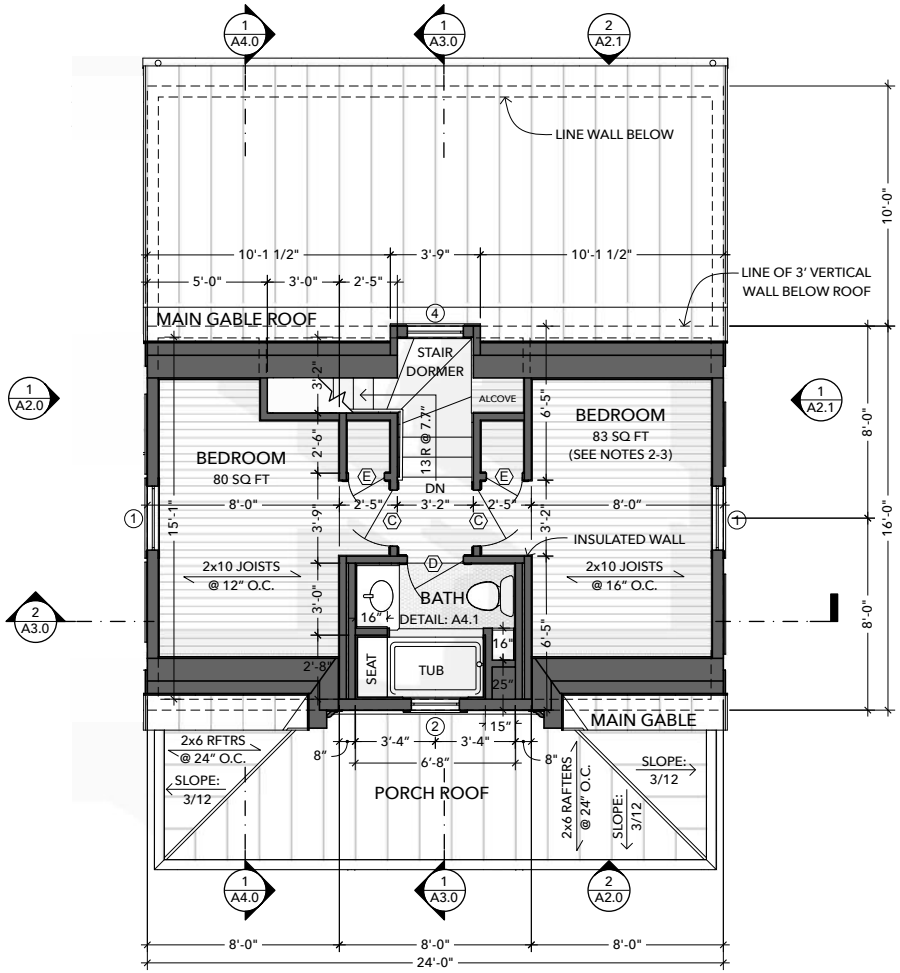
2. CENTER THE ELEC. FIXTURES ON SURFACES, AXES, AND/OR MOST VISIBLE ELEMENTS.

3. A MINIMUM 30x30-INCH AREA OF SHOWER MUST HAVE A CEILING HEIGHT OVER 6′-8″. THEREFORE A LONGER TUB MIGHT BE USED, BUT THE SEAT HELPS PREVENT HEAD BUMPS.

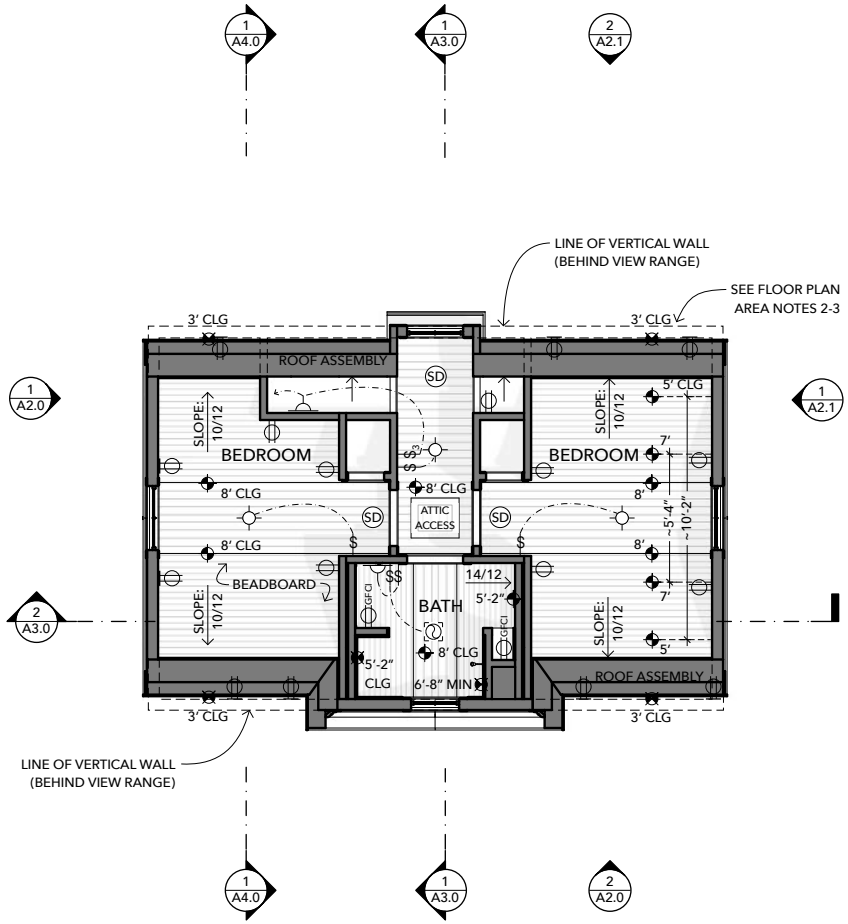
4. BY CODE, THE BACK OF THE LAVATORY AND TOILET CAN HAVE A 5′ MINIMUM CEILING, BUT THE CEILING NEEDS TO BE AT LEAST 6′-8″ AT THE FRONT OF THESE FIXTURES.

5. DORMER IS NEEDED TO MAINTAIN THE 80″ MINIMUM HEAD CLEARANCE AT STAIRWAY.

6. ATTIC ACCESS MIGHT BE OMITTED SINCE THE SPACE IS SO SMALL.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/8″ = 1′-0″



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8″ = 1′-0″

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UPSTAIRS PLANS
VARIATION: JULIE

A1.2

The Backyard Farmhouses are based on an iconic archetype from the 1800s– a compact and functional house design with 1.5 stories and a front-facing gable. Julie's variation is the largest, with a basement garage and a bedroom suite. Consolidated functions help it minimize the footprint its the site. By discretely nestling into the land, Julie lets you have more freedom to live where you want.

JULIE'S BACKYARD FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) Though larger than its sister designs, Julie can still follow strict height limits.
(2) The front gable isn't frivolous decoration. It's necessary for interior headroom.
(3) For a more natural look, keep the landscape walls short. It also reduces costs. Landscaping helps to hide parked cars and other unsightly utilitarian functions.
(4) Plant large shrubs above the retaining walls (since guardrails would be ugly).

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN VARIATION WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

2. WINDOW SHUTTERS SHALL BE OPERABLE. TACK-ON VINYL SHUTTERS PROHIBITED.

3. LANDSCAPE WALL DESIGN DEPENDS ON SITE-SPECIFIC FACTORS. RAILING MAY BE REQUIRED UNLESS DENSE LANDSCAPING (I.E. LARGE SHRUBS AT TOP) BLOCKS FALLS MORE THAN 30". AVOID TALL WALLS IF POSSIBLE (TO MAKE IT SEEM MORE NATURAL).

4. ROOF PITCH AT LEAN-TO ADDITION CAN BE REDUCED TO 3:12, WHICH IS CLOSER TO COMMON HISTORICAL SLOPES (2.5:12 OR 1:5) BUT CAN LIMIT ROOFING OPTIONS.

5. 48x84 GARAGE DOORS (WITH 3 LITES AND CROSS BRACING BELOW) CAN BE CUT INTO 21" SEGMENTS AND CONVERTED INTO ROLL-UP DOORS, IF THAT IS PREFERRED.

6. FOUNDATION SHOULD NOT PROTRUDE OUTWARD BEYOND SIDING MATERIALS.

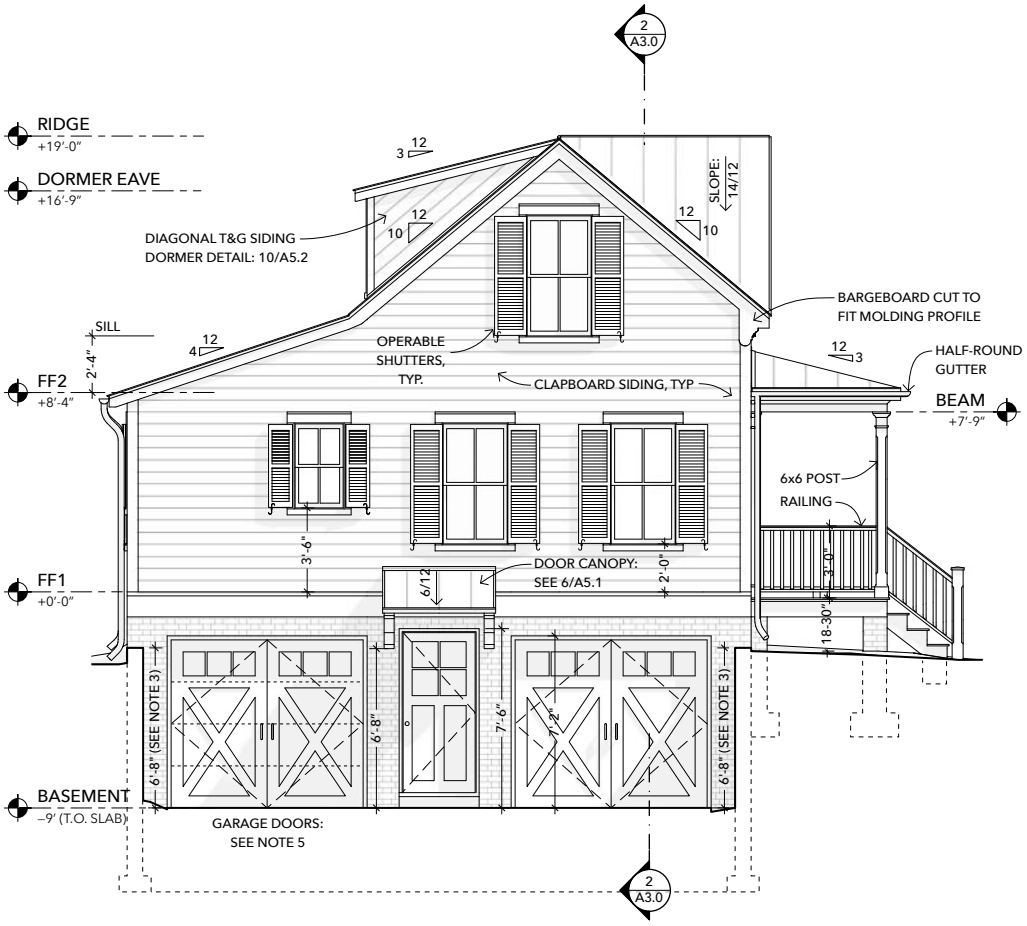
7. **DOOR**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

8. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

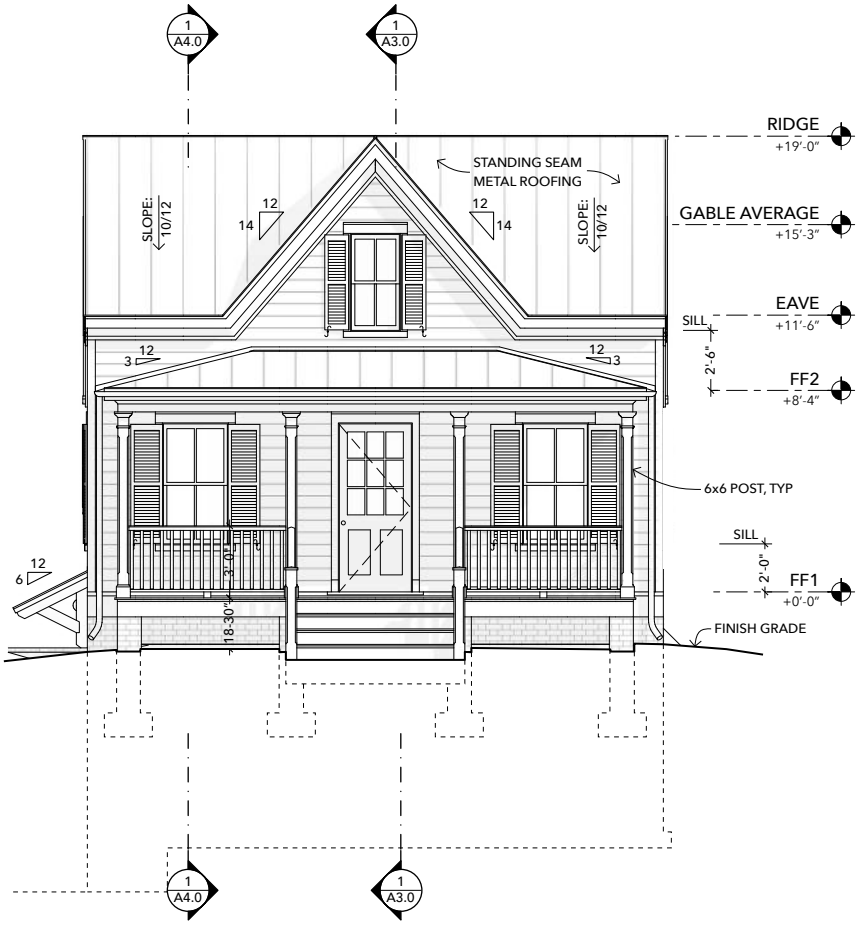
9. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

10. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

11. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



① WEST ELEVATION
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

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FRONT ELEVATIONS
VARIATION: JULIE

A2.0

(1) For bedroom emergency egress, this window can't be much smaller. Also, it can't be much larger or lower to the floor. **(2)** Bricks should not protrude past the siding (a common, modern building mistake). The siding should slightly overlap the brick. **(3)** Shutters must be operable. Board and batten shutters can reduce costs. Or just omit them entirely. But don't be tempted by tacky tack-on shutters.

JULIE'S BACKYARD FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(4) The rear dormer provides stair headroom, natural lighting and cross breezes. **(5)** The roof slope at the lean-to "addition" can be less steep, but that limits the roofing material options. **(6)** Many exterior materials work well (like board & batten siding or cedar shake roofing). But avoid these at all costs: vinyl siding, concrete with fake brick texture, and metal roofing with rectangular corrugations.

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. RAILING AT PORCH MAY NOT BE REQUIRED IF THE DROP TO THE GROUND IS SHORT ENOUGH. BUILDING CODES USUALLY SPECIFY 30", BUT THIS VARIES BY JURISDICTION.

3. IF 3 OR FEWER STEPS FROM PORCH TO GROUND, HANDRAIL MAY NOT BE NEEDED.

4. FOR FLOORS HIGH ABOVE GROUND, WINDOW SILLS MUST BE >24" ABOVE FLOOR.

5. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

6. FOUNDATION SHOULD NOT PROTRUDE OUTWARD BEYOND SIDING MATERIALS.

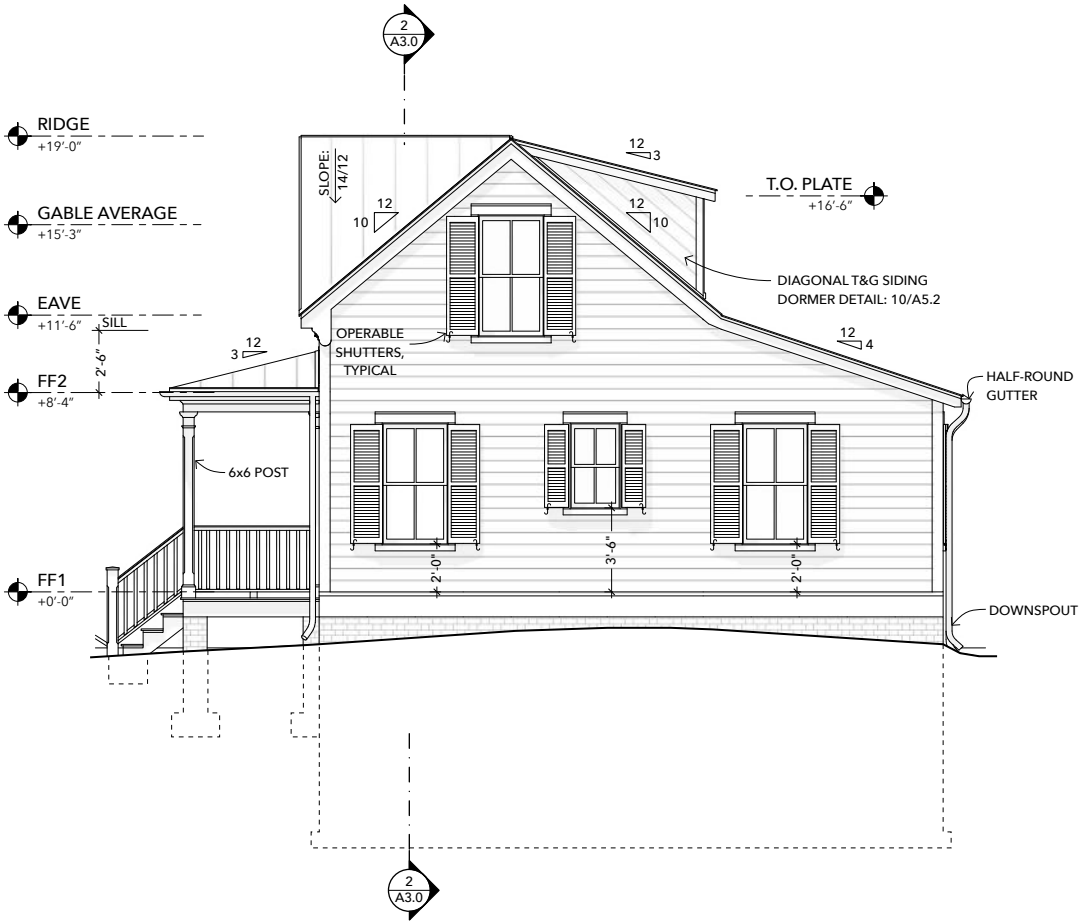
7. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

8. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

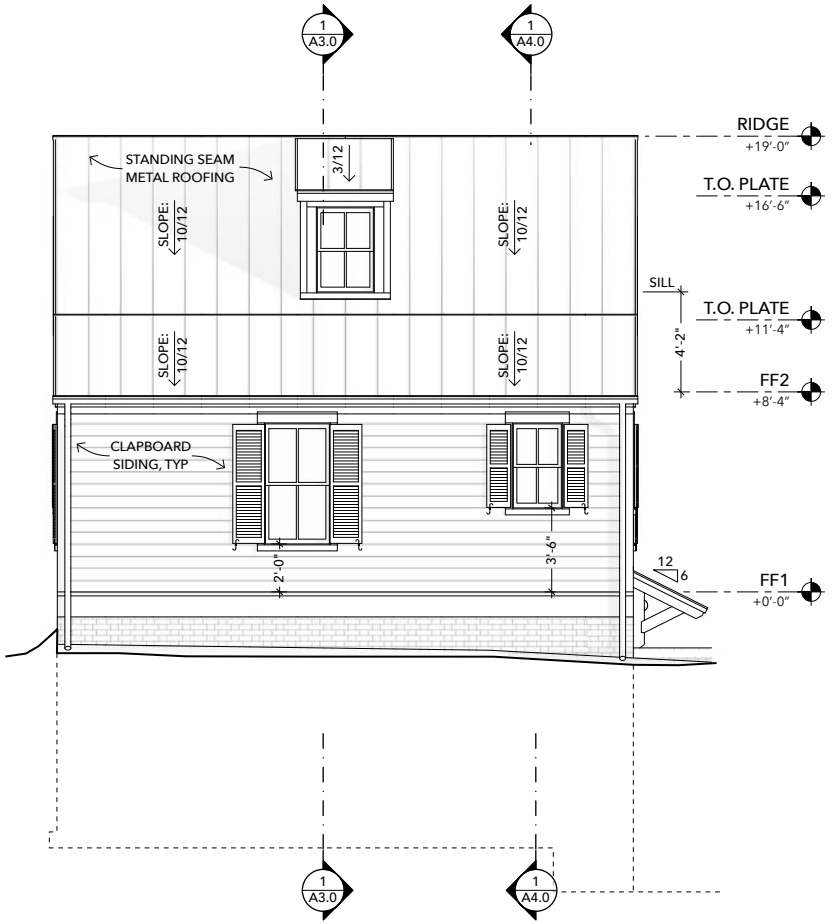
9. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

10. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

11. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

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REAR ELEVATIONS
VARIATION: JULIE

A2.1

(1) Sloping terrain requires a significant amount of thought to be applied to the foundation. Adjust it to local conditions like soil type, flooding, or earthquakes.
(2) The basement ceiling is just tall enough for roll-up garage doors (if desired). It is lowest at the stairs. Headroom and vehicle parking have a minimum height.
(3) The bathroom ceilings are very low. Any lower and it'll cause code violations.

JULIE'S BACKYARD FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(4) The stairs are stacked for optimal spatial efficiency. The minimum head clearances makes it harder to modify this design unless all the ceilings are raised.
(5) The lean-to addition can have trusses, or be constructed simply, as in the past.
(6) The dormer brightens the staircase, enables cross ventilation, and provides necessary headroom. The shed dormer is easier to build than a gable dormer.

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. LOWERING THE CEILINGS COULD CAUSE AN AVALANCHE OF CODE VIOLATIONS. THIS DESIGN WORKS WITH MINIMUM HEIGHT CLEARANCES FOR INTERIOR SPACES.

4. YOU COULD REDUCE THE BUILDING HEIGHT (BY 9-15") USING UNCONVENTIONAL ASSEMBLIES, LIKE 4x8 FLOOR JOISTS OR MORE EXPENSIVE INSULATION IN THE ROOF.

5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE FLEXIBLE & COMFORTABLE, FIXING MANY ISSUES ARISING FROM OTHER CHANGES.

6. CHAMFERS ARE USED TO MAINTAIN 80" MIN HEAD CLEARANCE AT THE STAIRCASE.

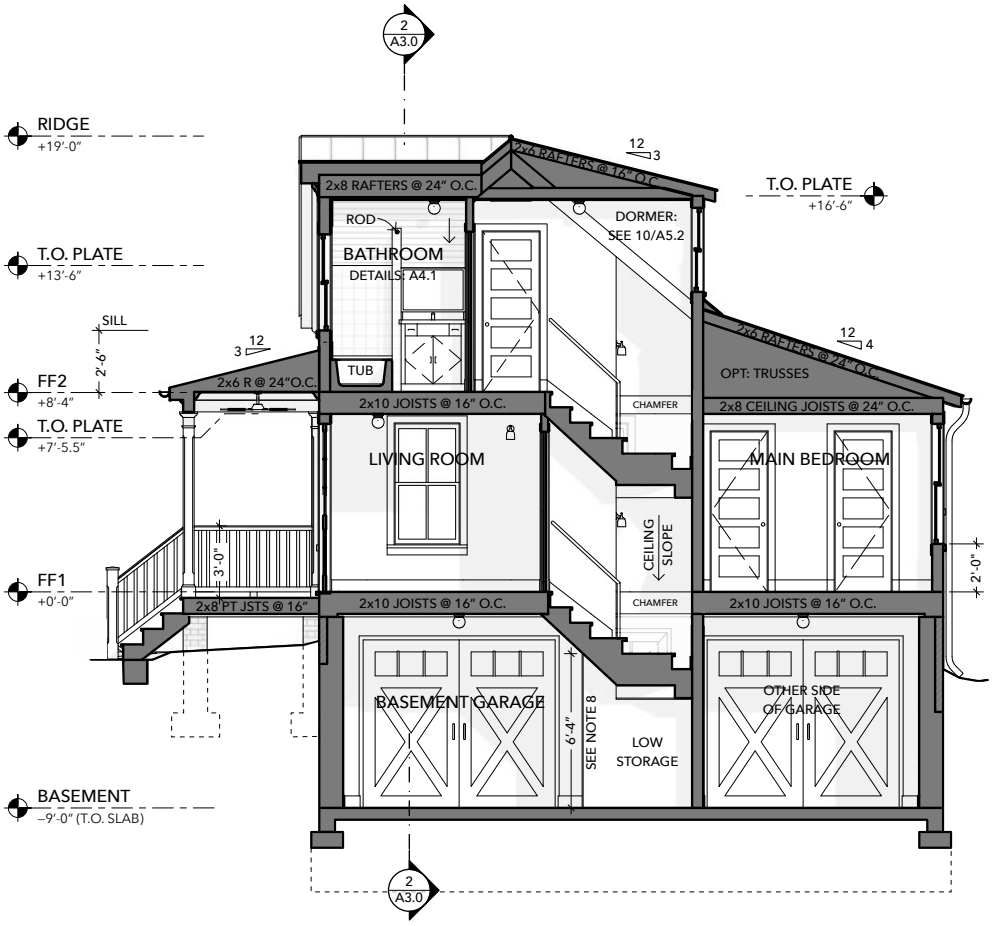
7. RAISED PLATFORM AT DOOR MAKES IT EASIER TO RENOVATE THE GARAGE INTO AN OFFICE OR APARTMENT. IT'S ALSO NEEDED FOR HEADROOM UNDER THE STAIRS.

8. WALL EXTENSIONS ENSURE 6'-4" MIN HEADROOM AT PARKING SPOT BELOW STAIR.

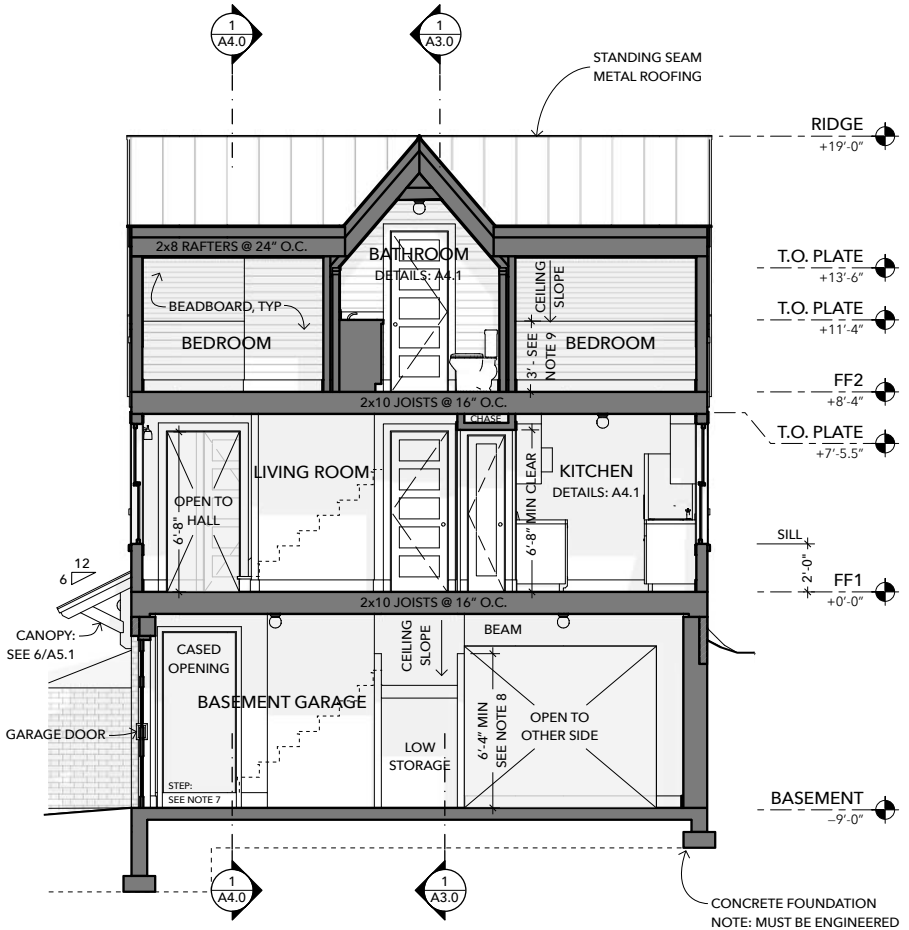
9. THE VERTICAL SIDE WALLS AT THE BEDROOMS ARE ONLY 3' TALL, BUT THEY CAN BE FURRED INWARD TO BE 4' OR 4'-6" TALL, WHICH IS MUCH MORE COMFORTABLE. YET THAT ELIMINATES A LARGE AMOUNT OF USABLE SPACE WITHIN THE BEDROOMS.

10. ROOF INSULATION THICKNESS (ABOUT 10") ASSUMES AN UNVENTED ASSEMBLY THAT WORKS IN MOST OF THE U.S. (FOR ROOF ASSEMBLY OPTIONS, SEE: A5.0)

11. ATTIC ACCESS IS PROBABLY NOT NECESSARY BECAUSE THE SPACE IS SO SMALL.



1 TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

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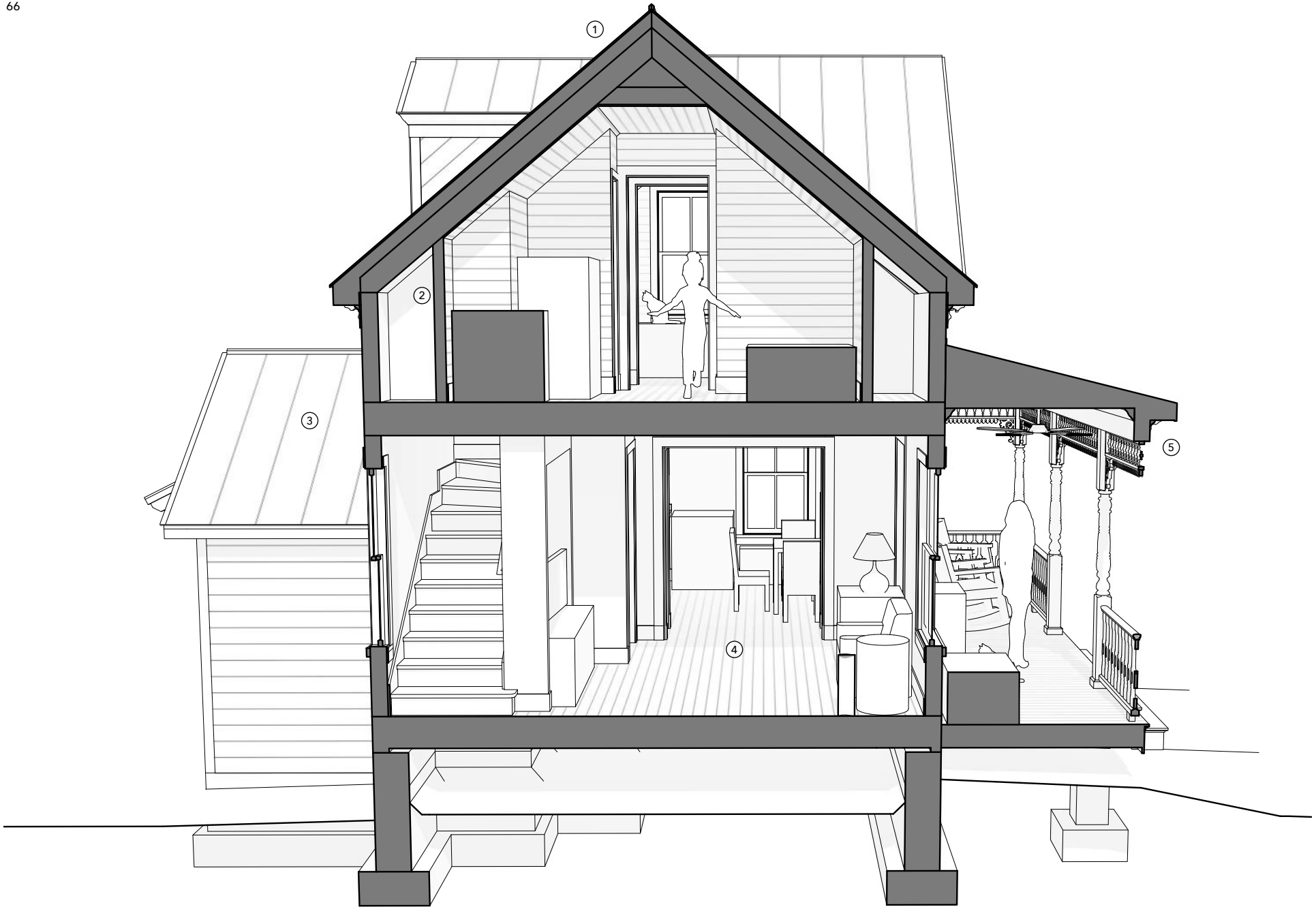
SECTION VIEWS
VARIATION: JULIE

A3.0



Similar in all the variations, this cross section shows the most challenging aspect of the design: making a 2-bedroom, 2-story house as short and small as possible. **(1)** For each of the variations, the overall height of the house (from the ridge to existing grade) is about 20-25 feet. **(2)** The low roof height makes the upstairs ceilings very low. Adding knee walls makes the ceiling height more comfortable.

BACKYARD FARMHOUSE

TYPICAL SECTION CUT

JAY OSBORNE

(3) The high eave height makes it easier to create additions and porches around the house. Without complicated roof joints, customizations are simpler, and new wings can be added over time. **(4)** The living spaces flow together, but it is possible to have pocket doors between the living room and kitchen/dining area. **(5)** For a porch to have ornament, it must have visible beams and tall columns.

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SPACE & USAGE NOTES

1. FOR AN AREA OF THE HOUSE TO BE CONSIDERED HABITABLE FLOOR AREA, IT MUST HAVE A CEILING MORE THAN 5′ HIGH. THAT IS, ANY AREA OF A HOUSE WITH LESS THAN A 5′ CEILING SHOULD NOT BE INCLUDED IN SQUARE FOOTAGE CALCULATIONS.

2. RESIDENTIAL CODES ARE OCCASIONALLY MISINTERPRETED AS SAYING THAT ANY AREA WITH LESS THAN A 5′ CEILING MUST BE WALLED OFF. NOT TRUE. MILLIONS OF HOUSES, NEW AND OLD, HAVE CEILINGS THAT GO LOWER THAN 5′. IN 1.5-STORY HOMES, 3′ SIDE WALLS ARE COMMON, BUT 4.5′ IS VERY COMFORTABLE.

3. REMEMBER THAT FURNITURE IS PLACED AGAINST THE WALLS, SO THE SLOPING CEILING QUICKLY RISES ABOVE HEAD HEIGHT. FOR THIS REASON, IT MAY NOT BE PRACTICAL TO MAKE THE LOW SIDE SPACES ENCLOSED AS CLOSETS. ACCESS IS DIFFICULT.

4. PORCH JOIST DIRECTION IS FOR T&G BOARDS, LIKE OLD TIMES. IT'S NOT A NORMAL DECK (WITH GAPS), SO IT'S IMPORTANT TO ARRANGE THE BOARDS TO SLOPE AT 1-2% OUTWARD, AND TO REMEMBER THAT AS BOARDS WARP, THEIR EDGES TRAP WATER.

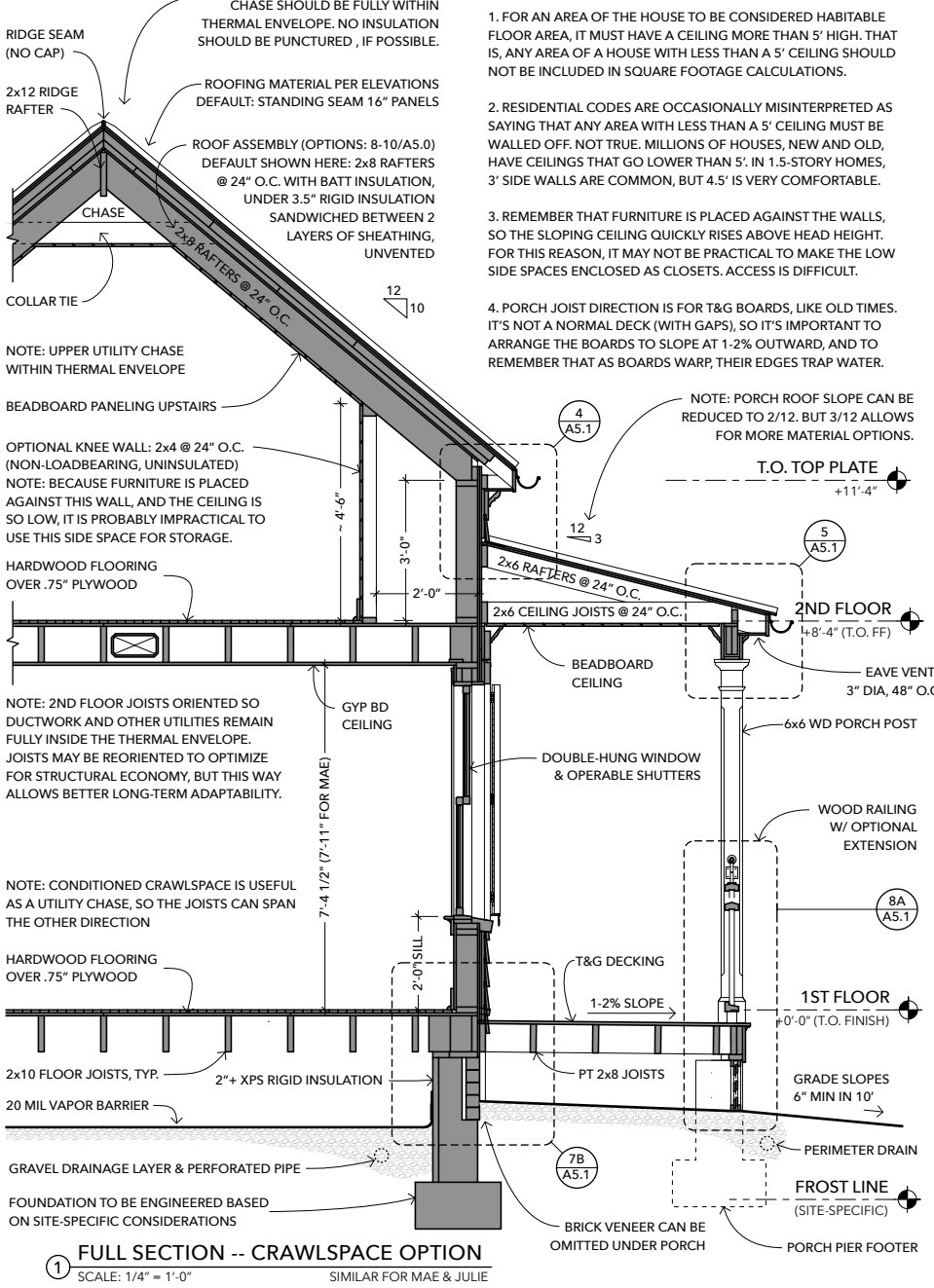
STRUCTURE & INSULATION NOTES

1. FLOOR JOIST ALIGNMENT ASSUMES DUCTWORK, BUT CAN BE REORIENTED IF YOU USE A DUCTLESS SYSTEM, LIKE A MINISPLIT. BUT IF THAT DECISION IS NOT MADE EARLY IN THE PROCESS, THIS STRUCTURAL ARRANGEMENT PREVENTS UGLY AFTERTHOUGHTS.

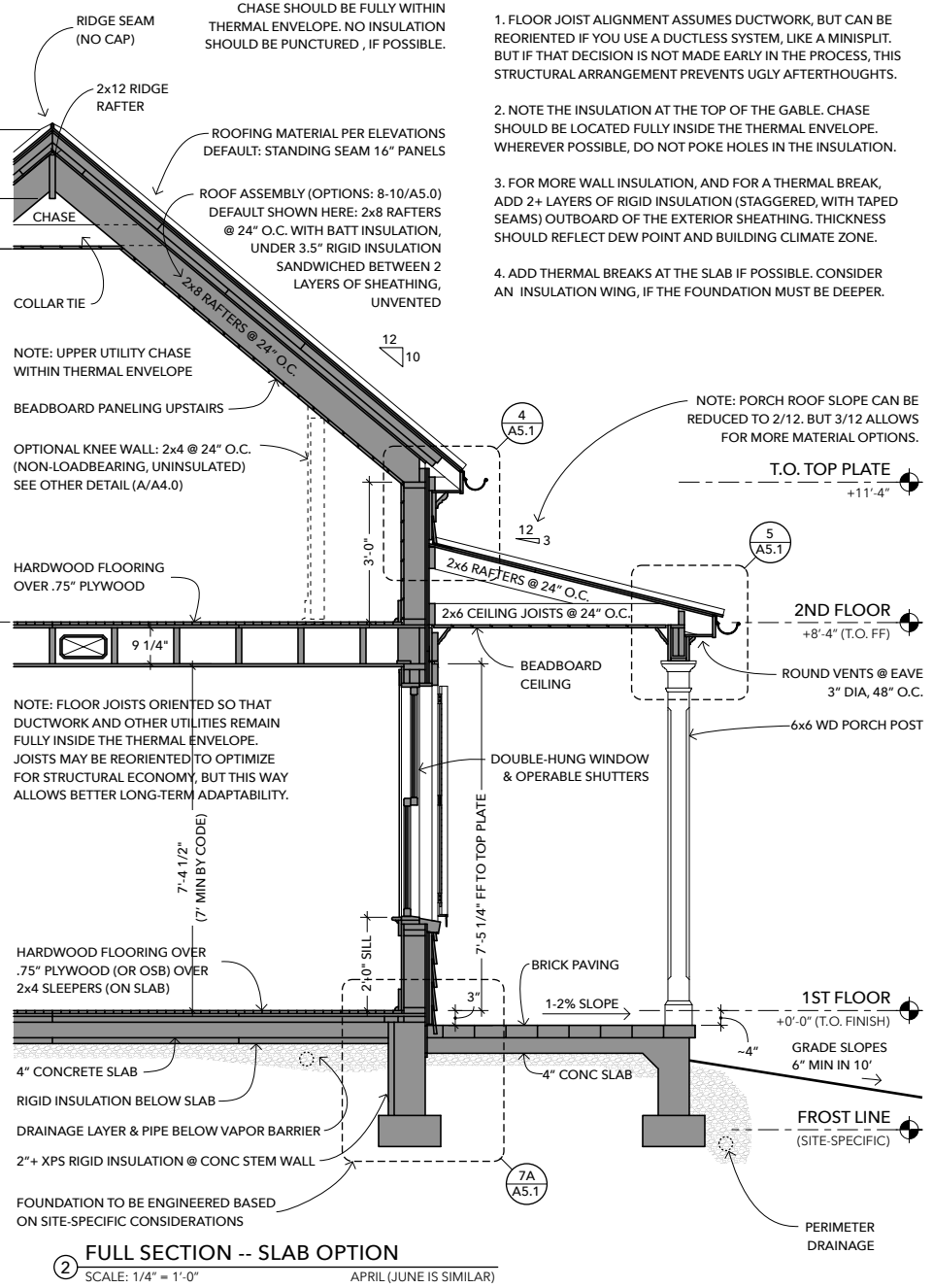
2. NOTE THE INSULATION AT THE TOP OF THE GABLE. CHASE SHOULD BE LOCATED FULLY INSIDE THE THERMAL ENVELOPE. WHEREVER POSSIBLE, DO NOT POKE HOLES IN THE INSULATION.

3. FOR MORE WALL INSULATION, AND FOR A THERMAL BREAK, ADD 2+ LAYERS OF RIGID INSULATION (STAGGERED, WITH TAPED SEAMS) OUTBOARD OF THE EXTERIOR SHEATHING. THICKNESS SHOULD REFLECT DEW POINT AND BUILDING CLIMATE ZONE.

4. ADD THERMAL BREAKS AT THE SLAB IF POSSIBLE. CONSIDER AN INSULATION WING, IF THE FOUNDATION MUST BE DEEPER.


NOTE ABOUT UPPER UTILITY CHASE: CHASE SHOULD BE FULLY WITHIN THERMAL ENVELOPE. NO INSULATION SHOULD BE PUNCTURED , IF POSSIBLE.
RIDGE SEAM (NO CAP)
2x12 RIDGE RAFTER
ROOFING MATERIAL PER ELEVATIONS DEFAULT: STANDING SEAM 16" PANELS
ROOF ASSEMBLY (OPTIONS: 8-10/A5.0) DEFAULT SHOWN HERE: 2x8 RAFTERS @ 24" O.C. WITH BATT INSULATION, UNDER 3.5" RIGID INSULATION SANDWICHED BETWEEN 2 LAYERS OF SHEATHING, UNVENTED
CHASE
2x8 RAFTERS @ 24" O.C.
COLLAR TIE
12
10
NOTE: UPPER UTILITY CHASE WITHIN THERMAL ENVELOPE
BEADBOARD PANELING UPSTAIRS
OPTIONAL KNEE WALL: 2x4 @ 24" O.C. (NON-LOADBEARING, UNINSULATED) NOTE: BECAUSE FURNITURE IS PLACED AGAINST THIS WALL, AND THE CEILING IS SO LOW, IT IS PROBABLY IMPRACTICAL TO USE THIS SIDE SPACE FOR STORAGE.
~ 4'-6"
3'-0"
2'-0"
4
A5.1
NOTE: PORCH ROOF SLOPE CAN BE REDUCED TO 2/12. BUT 3/12 ALLOWS FOR MORE MATERIAL OPTIONS.
T.O. TOP PLATE
+11'-4"
12
3
5
A5.1
2x6 RAFTERS @ 24" O.C.
HARDWOOD FLOORING OVER .75" PLYWOOD
2x6 CEILING JOISTS @ 24" O.C.
2ND FLOOR
+8'-4" (T.O. FF)
BEADBOARD CEILING
EAVE VENTS 3" DIA, 48" O.C.
GYP BD CEILING
6x6 WD PORCH POST
NOTE: 2ND FLOOR JOISTS ORIENTED SO DUCTWORK AND OTHER UTILITIES REMAIN FULLY INSIDE THE THERMAL ENVELOPE. JOISTS MAY BE REORIENTED TO OPTIMIZE FOR STRUCTURAL ECONOMY, BUT THIS WAY ALLOWS BETTER LONG-TERM ADAPTABILITY.
DOUBLE-HUNG WINDOW & OPERABLE SHUTTERS
7'-4 1/2" (7'-11" FOR MAE)
WOOD RAILING W/ OPTIONAL EXTENSION
8A
A5.1
NOTE: CONDITIONED CRAWLSPACE IS USEFUL AS A UTILITY CHASE, SO THE JOISTS CAN SPAN THE OTHER DIRECTION
2'-0" SILL
HARDWOOD FLOORING OVER .75" PLYWOOD
T&G DECKING
1-2% SLOPE
1ST FLOOR
+0'-0" (T.O. FINISH)
2x10 FLOOR JOISTS, TYP.
2"+ XPS RIGID INSULATION
PT 2x8 JOISTS
GRADE SLOPES 6" MIN IN 10'
20 MIL VAPOR BARRIER
PERIMETER DRAIN
GRAVEL DRAINAGE LAYER & PERFORATED PIPE
7B
A5.1
FROST LINE
(SITE-SPECIFIC)
FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC CONSIDERATIONS
BRICK VENEER CAN BE OMITTED UNDER PORCH
PORCH PIER FOOTER

① FULL SECTION -- CRAWLSPACE OPTION
SCALE: 1/4" = 1'-0" SIMILAR FOR MAE & JULIE


NOTE ABOUT UPPER UTILITY CHASE: CHASE SHOULD BE FULLY WITHIN THERMAL ENVELOPE. NO INSULATION SHOULD BE PUNCTURED , IF POSSIBLE.
RIDGE SEAM (NO CAP)
2x12 RIDGE RAFTER
~ 18"
1'-1"
ROOFING MATERIAL PER ELEVATIONS DEFAULT: STANDING SEAM 16" PANELS
ROOF ASSEMBLY (OPTIONS: 8-10/A5.0) DEFAULT SHOWN HERE: 2x8 RAFTERS @ 24" O.C. WITH BATT INSULATION, UNDER 3.5" RIGID INSULATION SANDWICHED BETWEEN 2 LAYERS OF SHEATHING, UNVENTED
CHASE
2x8 RAFTERS @ 24" O.C.
COLLAR TIE
12
10
NOTE: UPPER UTILITY CHASE WITHIN THERMAL ENVELOPE
BEADBOARD PANELING UPSTAIRS
8'-0"
OPTIONAL KNEE WALL: 2x4 @ 24" O.C. (NON-LOADBEARING, UNINSULATED) SEE OTHER DETAIL (A/A4.0)
3'-0"
4
A5.1
NOTE: PORCH ROOF SLOPE CAN BE REDUCED TO 2/12. BUT 3/12 ALLOWS FOR MORE MATERIAL OPTIONS.
T.O. TOP PLATE
+11'-4"
12
3
5
A5.1
2x6 RAFTERS @ 24" O.C.
HARDWOOD FLOORING OVER .75" PLYWOOD
2x6 CEILING JOISTS @ 24" O.C.
2ND FLOOR
+8'-4" (T.O. FF)
9 1/4"
BEADBOARD CEILING
ROUND VENTS @ EAVE 3" DIA, 48" O.C.
6x6 WD PORCH POST
NOTE: FLOOR JOISTS ORIENTED SO THAT DUCTWORK AND OTHER UTILITIES REMAIN FULLY INSIDE THE THERMAL ENVELOPE. JOISTS MAY BE REORIENTED TO OPTIMIZE FOR STRUCTURAL ECONOMY, BUT THIS WAY ALLOWS BETTER LONG-TERM ADAPTABILITY.
DOUBLE-HUNG WINDOW & OPERABLE SHUTTERS
7'-4 1/2" (7' MIN BY CODE)
7'-5 1/4" FF TO TOP PLATE
2'-0" SILL
HARDWOOD FLOORING OVER .75" PLYWOOD (OR OSB) OVER 2x4 SLEEPERS (ON SLAB)
BRICK PAVING
3"
1-2% SLOPE
1ST FLOOR
+0'-0" (T.O. FINISH)
~4"
GRADE SLOPES 6" MIN IN 10'
4" CONCRETE SLAB
4" CONC SLAB
RIGID INSULATION BELOW SLAB
DRAINAGE LAYER & PIPE BELOW VAPOR BARRIER
2"+ XPS RIGID INSULATION @ CONC STEM WALL
FROST LINE
(SITE-SPECIFIC)
7A
A5.1
FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC CONSIDERATIONS
PERIMETER DRAINAGE

② FULL SECTION -- SLAB OPTION
SCALE: 1/4" = 1'-0" APRIL (JUNE IS SIMILAR)

FreeFarmhouse

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A DESIGN BY JAY OSBORNE

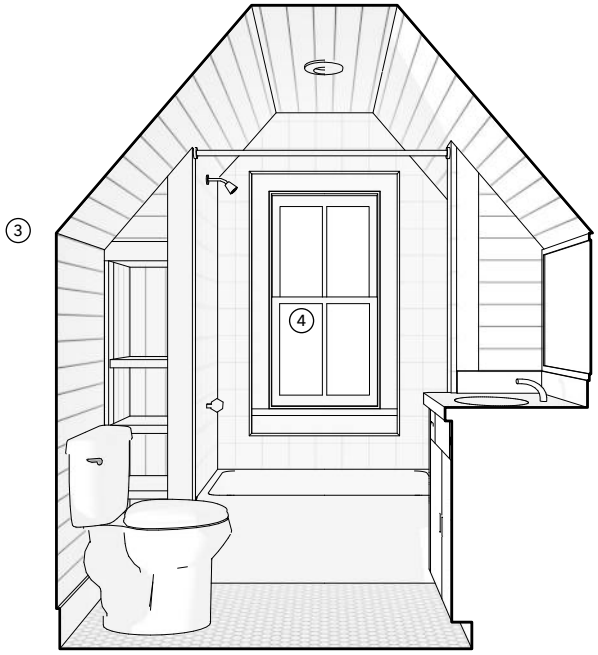
BACKYARD FARMHOUSE

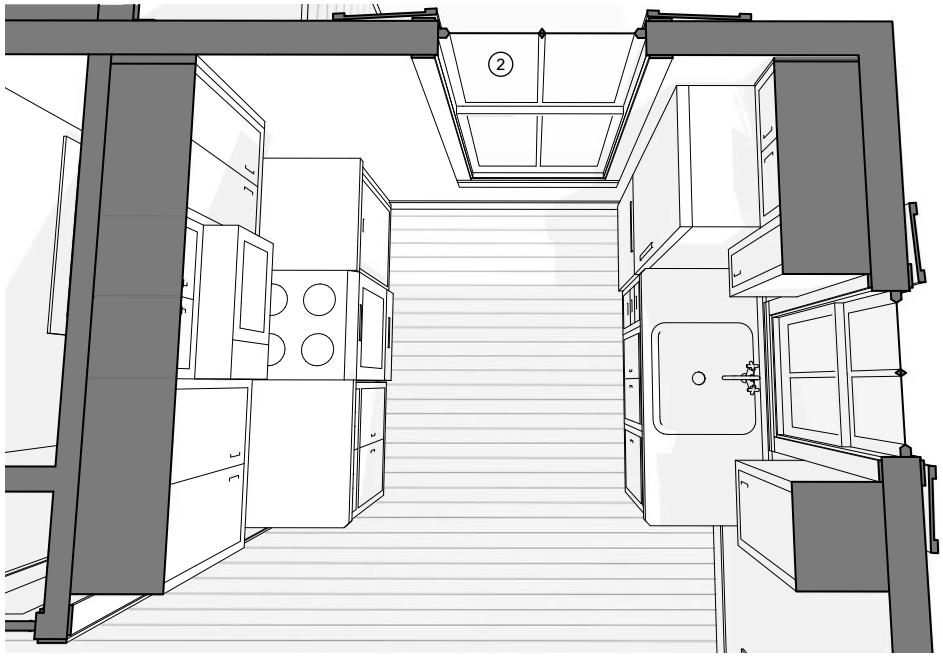
DETAILS: ALL VARIATIONS

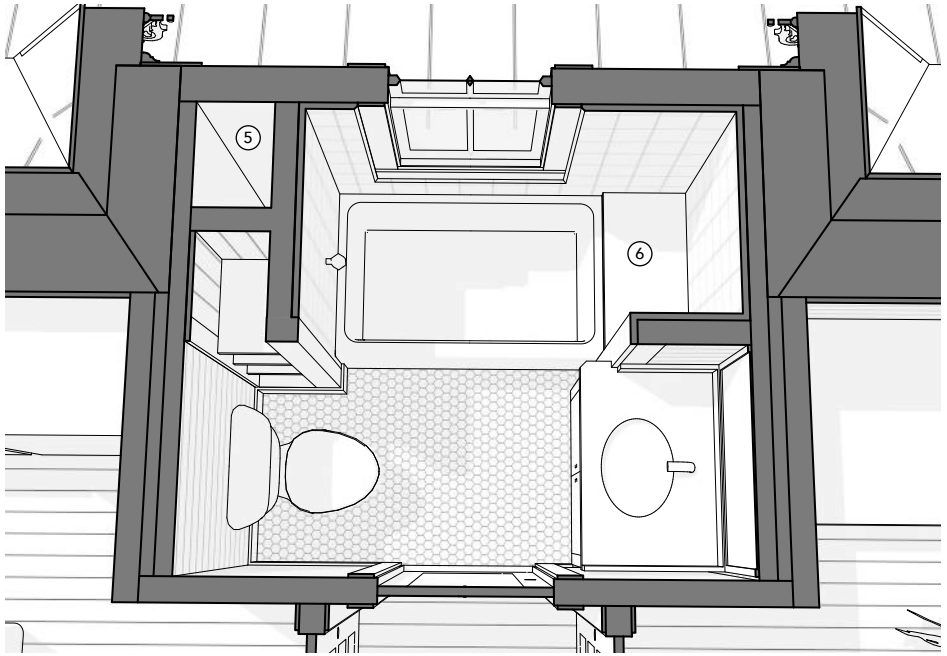
9	**2024-02-29**	FIRST EDITION (COMPLETED BOOK)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
1	**2022-11-30**	FIRST PRESENTATION (SCHEMATIC)
+	See A0.1 for more project history and credits	

FULL WALL SECTION DETAILS

A4.0







(1) The kitchen fixture layout is the same in each variation, but spaces between the counters do vary between 3-7 feet. Mae and June have the ideal 5′ spread.
(2) This window isn't here in every variation. It is recommended that an opening be framed in regardless. That allows a future extension for a mudroom or pantry.
(3) At the backs of a toilet and sink, the ceiling must be at least 5′ tall (eye level).

BACKYARD FARMHOUSE

KITCHEN & BATHROOM

JAY OSBORNE

(4) For clarity, curtains aren't shown here. In reality, it wouldn't be so open. The window will have a curtain (even if only on the lower sash, up to shoulder height).
(5) The leftover space can have a shower niche, but deep shelves aren't practical.
(6) The seat is not strictly necessary, since the shower has more space than it needs. A longer tub can be used, but the seat reduces head-to-ceiling conflicts.

FIXTURES

- X-00 REFRIGERATOR
- X-02 KITCHEN SINK
- X-04 RANGE / OVEN
- X-06 MICROWAVE HOOD
- X-08 WATER FAUCET
- X-12 STOVE/OVEN
- X-16 KIT. BASE CABINETS
- X-18 KIT. WALL CABINETS
- X-20 TOILET
- X-26 BATHROOM VANITY
- X-28 30x48 BATHTUB

FINISHES

- F-50 KITCHEN COUNTERTOP
- F-52 BATH COUNTERTOP
- F-60 HARDWOOD FLOOR
- F-62 BATH FLOOR TILE
- F-64 SHOWER WALL TILE
- F-68 BASEBOARD MOLDING
- F-72 INT OPENING CASING
- F-74 BEADBOARD

KITCHEN NOTES

1. THIS KITCHEN DESIGN IS ESSENTIALLY THE SAME FOR ALL OF THE FOUR DESIGN VARIATIONS. FOR APRIL'S ELONGATED CONFIGURATION, IT'S EASY TO REORGANIZE THE LAYOUT. FOR JULIE'S COMPACT CONFIGURATION, THE CLEARANCES ARE AS TIGHT AS POSSIBLE.

2. EVEN IF NO WINDOW IS PLACED ON THE REAR WALL, IT IS RECOMMENDED TO FRAME IT WITH AN OPENING THAT COULD BE A FUTURE DOOR TO A REAR ADDITION. THE ADDITION COULD HAVE A PANTRY OR UTILITY RM. (NOTE: DOES NOT APPLY TO JULIE'S VARIATION.)

KITCHEN CABINETS

	D x W x H	TYPE	QTY
BASE	24x30x30	DRWRS/DOORS	1
	24x24x30	DRWRS/DOORS	1
	24x24x30	SINK/2-DOOR	1
	24x18x30	DRWR/DOOR	1
	24x12x30	DRAWERS	1
WALL	12x30x30	2-DOORS	1
	12x24x30	2-DOORS	1
	12x15x30	1-DOOR	1
	12x9x30	1-DOOR	1
	12x24x12	2-DOORS	2

BATHROOM NOTES

1. THESE BATHROOM DETAILS ARE ONLY FOR THE APRIL, MAE, & JULIE DESIGN VARIATIONS. IN JUNE (AND JULIE'S BEDROOM SUITE), IT'S SO ORDINARY THAT NO DETAILS ARE NEEDED.

2. WITH EVERY DETAIL, ASSUME A SYMMETRICAL CONFIGURATION WHEREVER PRACTICAL.

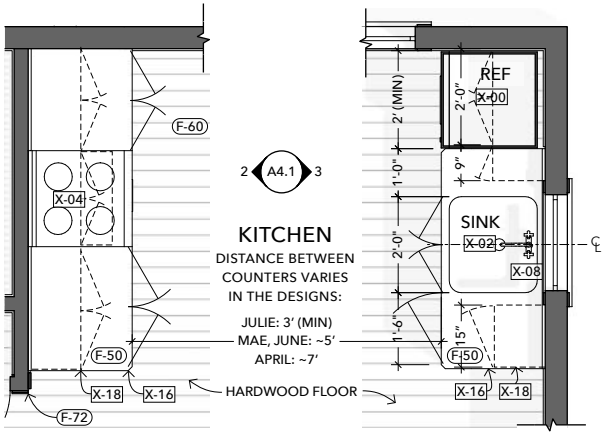
3. DOUBLE STUD WALLS COULD INCLUDE NICHES AND MEDICINE CABINETS FOR STORAGE.

4. SHOWER SEAT SHOULD BE CONSTRUCTED FROM A SINGLE SLAB OF MATERIAL (SIMILAR TO A COUNTERTOP). THIS SIGNIFICANTLY HELPS TO REDUCE LONG-TERM MAINTENANCE.

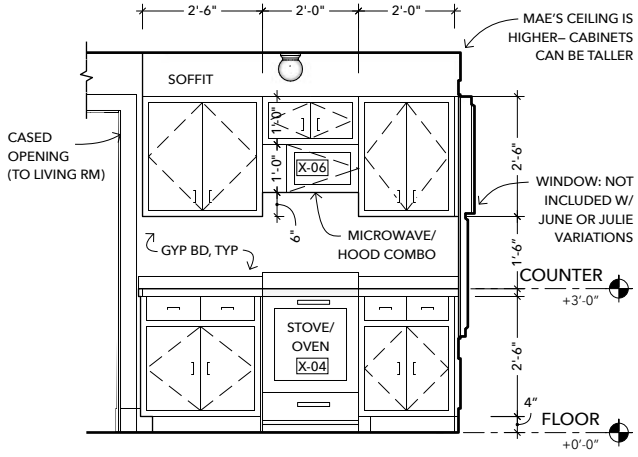
5. BY CODE, THE CEILING CAN BE NO LOWER THAN 5' AT THE BACK OF THE TOILET OR SINK. AT THE FRONT OF THOSE FIXTURES, THE CEILING MUST BE 80" MINIMUM.

6. SHOWER AREA MUST HAVE AN 80" MINIMUM CEILING FOR A 30"x30" (MIN) FLOOR AREA. SHOWER SEAT IS NOT MANDATORY, BUT IT REDUCES HEAD BUMPING AT THE LOW CEILING.

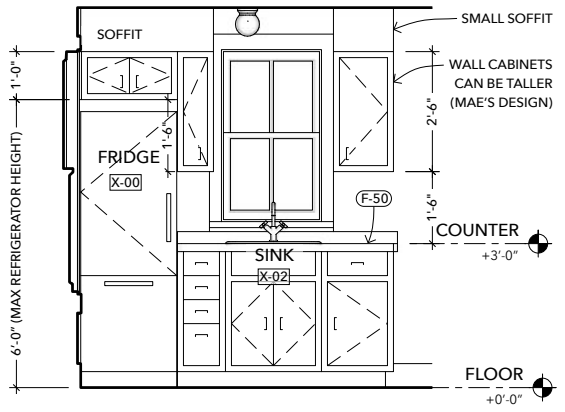
7. RECESSED LIGHT AND FAN SHOULD BE SYNCHRONOUS. THE FAN SHOULD BE VERY QUIET.



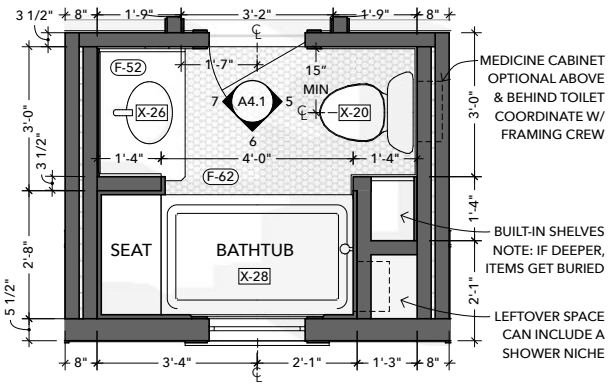
1 KITCHEN DETAIL PLAN
SCALE: 1/4" = 1'-0" SAME FIXTURE LAYOUT IN ALL 4 DESIGNS



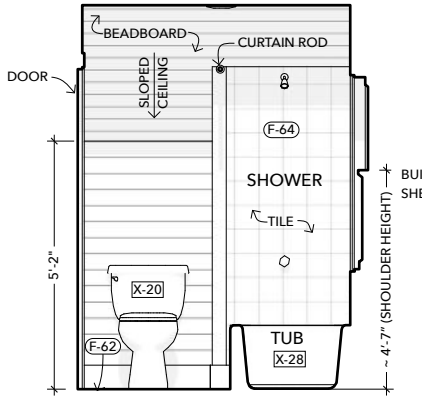
2 KITCHEN INTERIOR ELEVATION 1
SCALE: 1/4" = 1'-0" ALL 4 DESIGNS



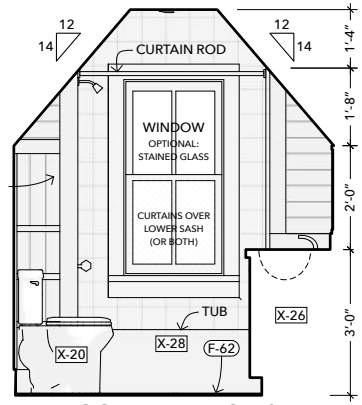
3 KITCHEN INTERIOR ELEVATION 2
SCALE: 1/4" = 1'-0" ALL 4 DESIGNS



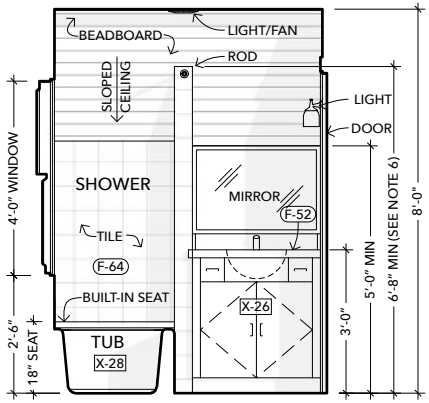
4 UPSTAIRS BATHROOM DETAIL PLAN
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE



5 BATHROOM ELEVATION 1
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE



6 BATHROOM ELEVATION 2
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE



7 BATHROOM ELEVATION 3
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE

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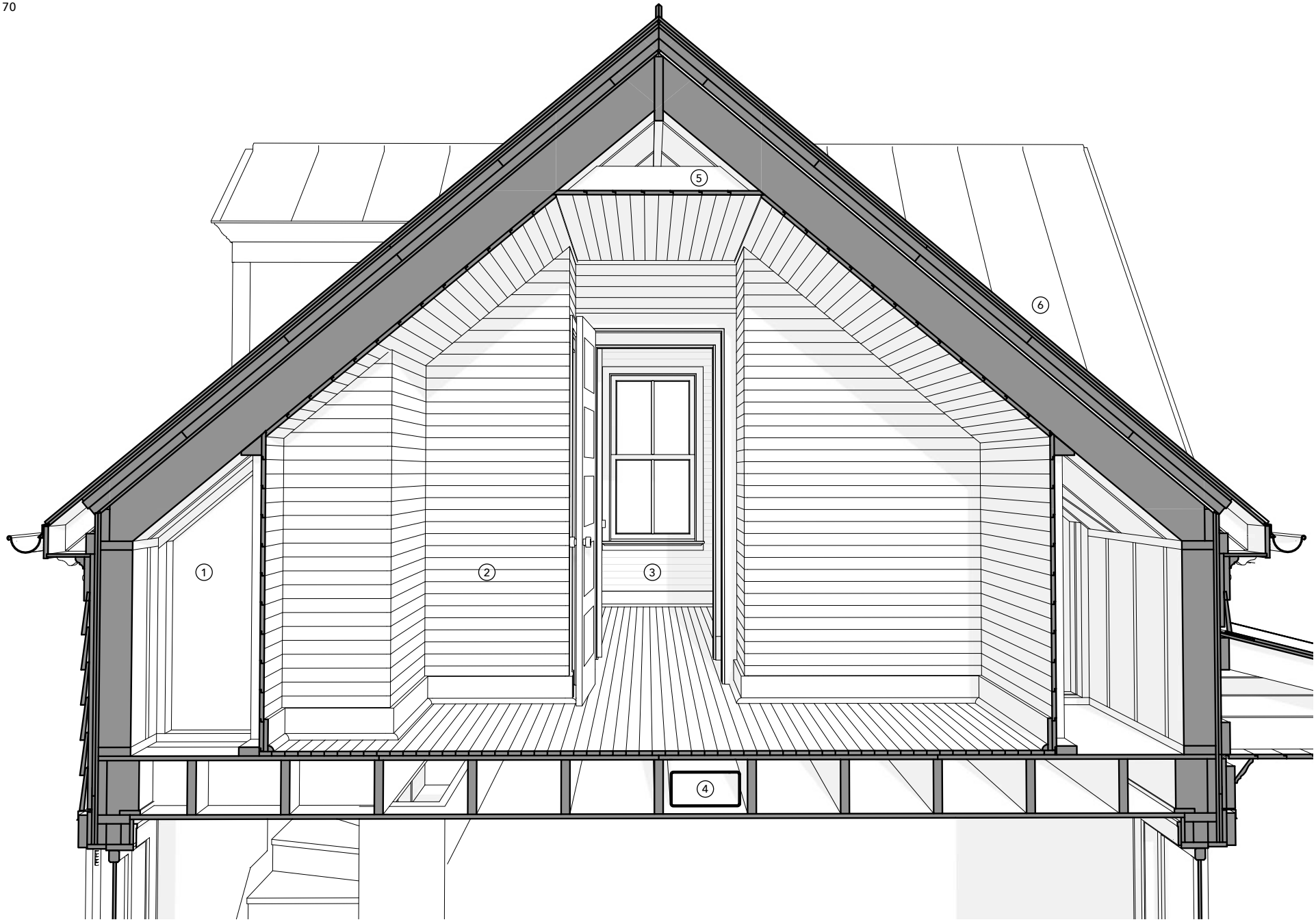
+ See A0.1 for more project history and credits

KITCHEN & BATH DETAILS

A4.1



(1) The low side areas are not good for closets, since furniture is placed where doors would be, limiting access. A knee wall isn't necessary. It's just for comfort. **(2)** Beadboard paneling is best for such a cozy space. Wood is warmer to touch, resists denting, is easy to install in tight spaces, and assists renovations over time. **(3)** Symmetrically aligned openings make the rooms more light-filled and airy.

BACKYARD FARMHOUSE

UPSTAIRS DETAILS

JAY OSBORNE

(4) To optimize structural economy, the joists can span the other direction. Yet it's best to imagine the joists bays as conduits for utilitarian functions, like ductwork. **(5)** Utility chases should be located fully within the insulation layer. Don't give an installer an excuse to poke holes in the insulation. **(6)** An unvented roof assembly allows for strict new insulation requirements, and minimizes thermal bridging.

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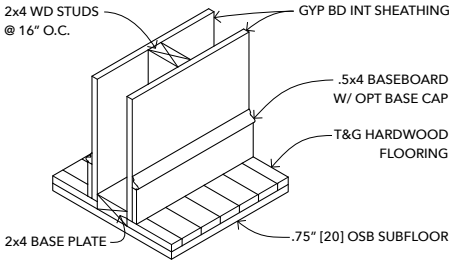
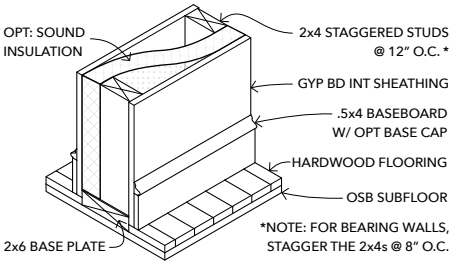


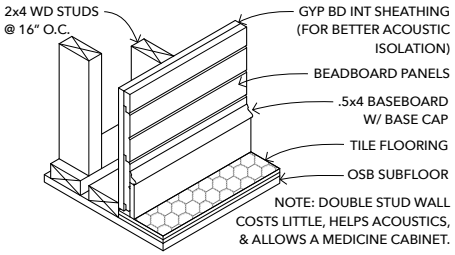
① TYPICAL INTERIOR WALL DETAIL

SCALE: 3/4" = 1'-0"


OPT: SOUND INSULATION
2x4 STAGGERED STUDS @ 12" O.C. *
GYP BD INT SHEATHING
.5x4 BASEBOARD W/ OPT BASE CAP
HARDWOOD FLOORING
OSB SUBFLOOR
*NOTE: FOR BEARING WALLS, STAGGER THE 2x4s @ 8" O.C.
2x6 BASE PLATE

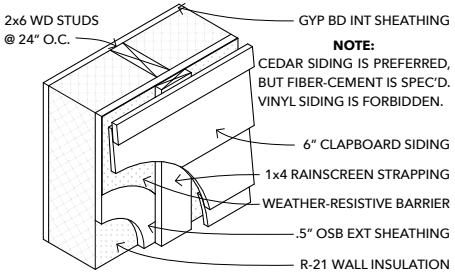
② 2x6 INTERIOR WALL DETAIL

SCALE: 3/4" = 1'-0" MAE OFFICE, JULIE SUITE


2x4 WD STUDS @ 16" O.C.
GYP BD INT SHEATHING (FOR BETTER ACOUSTIC ISOLATION)
BEADBOARD PANELS
.5x4 BASEBOARD W/ BASE CAP
TILE FLOORING
OSB SUBFLOOR
NOTE: DOUBLE STUD WALL COSTS LITTLE, HELPS ACOUSTICS, & ALLOWS A MEDICINE CABINET.

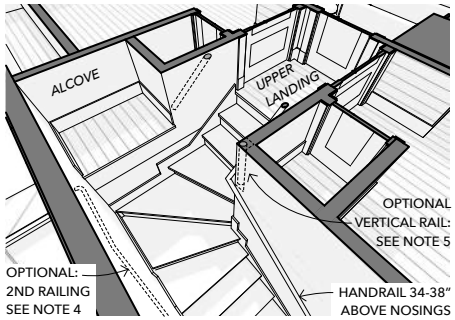
③ BATHROOM WALL DETAIL

SCALE: 3/4" = 1'-0"


2x6 WD STUDS @ 24" O.C.
GYP BD INT SHEATHING
NOTE:
CEDAR SIDING IS PREFERRED, BUT FIBER-CEMENT IS SPEC'D. VINYL SIDING IS FORBIDDEN.
6" CLAPBOARD SIDING
1x4 RAINSCREEN STRAPPING
WEATHER-RESISTIVE BARRIER
.5" OSB EXT SHEATHING
R-21 WALL INSULATION

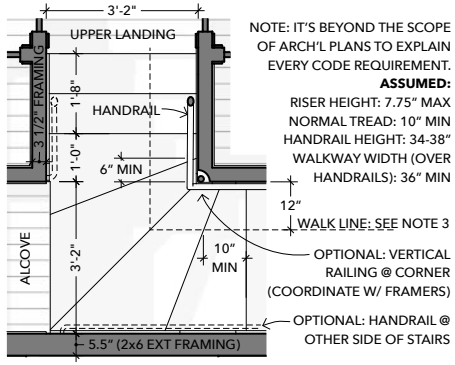
④ TYPICAL EXTERIOR WALL DETAIL

SCALE: 3/4" = 1'-0"



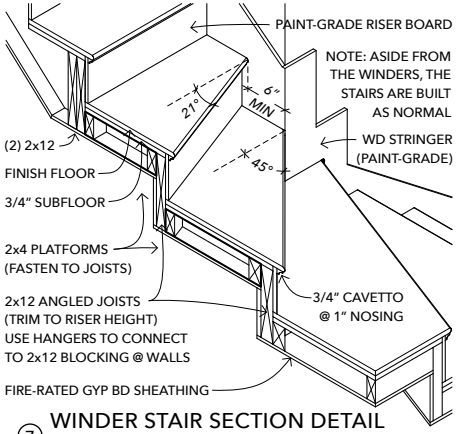
⑤ WINDER STAIR PERSPECTIVE

NO SCALE MAE, JULIE



⑥ WINDER STAIR DETAIL PLAN

SCALE: 1/4" = 1'-0" MAE, JULIE


PAINT-GRADE RISER BOARD
NOTE: ASIDE FROM THE WINDERS, THE STAIRS ARE BUILT AS NORMAL
WD STRINGER (PAINT-GRADE)
21°
6" MIN
45°
(2) 2x12
FINISH FLOOR
3/4" SUBFLOOR
2x4 PLATFORMS (FASTEN TO JOISTS)
2x12 ANGLED JOISTS (TRIM TO RISER HEIGHT) USE HANGERS TO CONNECT TO 2x12 BLOCKING @ WALLS
3/4" CAVETTO @ 1" NOSING
FIRE-RATED GYP BD SHEATHING

⑦ WINDER STAIR SECTION DETAIL

SCALE: 1/2" = 1'-0" MAE, JULIE

← WINDER STAIR NOTES

1. WINDER STAIRS ARE MUCH MORE HEAVILY REGULATED THAN IN THE PAST, SO THEY ARE SAFER AND MORE CONVENIENT. YET THEY DON'T SAVE AS MUCH SPACE. STILL, THEY MIGHT BE NEEDED FOR THE HEAD CLEARANCE (80" MINIMUM) AT THE STAIRCASE.

2. CODE REQUIREMENTS ARE DIFFERENT IN THE US AND CANADA. IN CANADA, IT'S USUALLY EASY AND STRAIGHTFORWARD TO MAKE WINDERS THE OLD WAY– NARROWING TO A POINT. BUT THIS DESIGN FOLLOWS THE MORE RESTRICTIVE NEW CODES IN THE US.

3. STATE CODES OFTEN REQUIRE A 6" TREAD AT THE NARROWEST, AND AT LEAST 10" AT THE *WALK LINE*– 12" FROM THE WALL AT THE INSIDE TURN. (IN REALITY, A WINDER STAIR'S WALK LINE IS 12" FROM THE OTHER SIDE, BUT BUILDING INSPECTORS DON'T CARE.)

4. ANOTHER HANDRAIL (AT THE OTHER SIDE OF THE STAIRS) CAN BE SAFE AND PRACTICAL, ESPECIALLY FOR THE ELDERLY OR DISABLED.

5. TO SIGNIFICANTLY INCREASE SAFETY, PUT A VERTICAL HANDRAIL AT THE INSIDE TURN, OVER THE MAIN RAILING. NOTE: THAT RAILING CAN'T INTRUDE INTO THE 36" MIN WIDTH OF THE PATH OF TRAVEL.

6. SOME BUILDERS CAN'T DO WINDER STAIRS. SIMPLE ALTERNATIVE: RAISE THE UPSTAIRS CEILING BY 8"+ AND MAKE A SIMPLE LANDING. HEAD CLEARANCES ARE THE MAIN ISSUE. DON'T MOVE THE WALLS.

7. THIS WORK STRIVES TO FOLLOW UNREASONABLY LOW BUILDING HEIGHT LIMITS (OFTEN MADE TO BLOCK HUMBLE HOME BUILDERS). IF PERMITTED, 2' OF EXTRA HEIGHT ALLOWS MANY MORE OPTIONS.

8. THESE WINDERS ARE MADE AS A SERIES OF VERTICALLY SHIFTED PLATFORMS, BOLTED TOGETHER. SKILLED CARPENTERS CAN MAKE IT IN OTHER WAYS. STACKING PLATFORMS IS JUST ONE OPTION.

ROOF ASSEMBLY NOTES →

1. THE UPPER LEVEL HAS A CATHEDRAL CEILING, WHICH IS TRICKY WITH TODAY'S NEW INSULATION REQUIREMENTS. FORTUNATELY, THE LATEST BUILDING SCIENCE SUPPORTS THE MANY BENEFITS OF UNVENTED ASSEMBLIES (DESCRIBED BY JOE LSTIBUREK & OTHERS). ASSEMBLIES MUST DRY OUT, BUT AIR FLOW IS NOT AS IMPORTANT. SO CODES ARE BEING UPDATED BASED ON BETTER KNOWLEDGE.

2. ROOF ASSEMBLIES MUST ACCOUNT FOR LOCAL CLIMATE NEEDS. NONE ARE PERFECT FOR EVERY PLACE AND PROJECT.

3. OPTION A HAS BATT INSULATION (TO REDUCE THE COST) AND RIGID INSULATION (TO REDUCE THERMAL BRIDGING). WITH MANY LAYERS, IT IS MORE RESISTANT TO IMPACTS FROM BRANCHES.

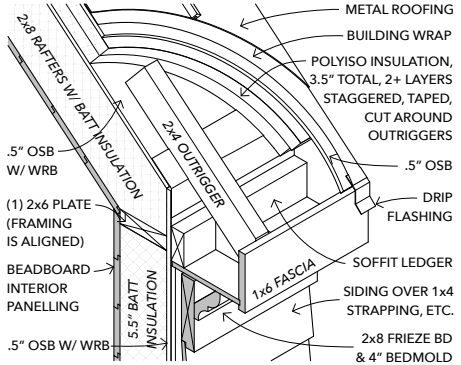
4. OPTION B HAS EXPOSED INTERIOR RAFTERS. BY SEPARATING THE INSULATION AND STRUCTURE, IT IS VERY EFFICIENT AND DURABLE. MINIMIZED THERMAL BRIDGING = HIGHER EFFECTIVE R-VALUE.

5. OPTION C IS THE MOST CONVENTIONAL, AND MAY BE CHEAPEST. ADJUST RIGID INSULATION THICKNESS BASED ON CLIMATE.

6. CLOSED CELL SPRAY FOAM IS USEFUL FOR ITS HIGH R-VALUE, BUT IT CAN BE DISASTROUS IF APPLIED WITHOUT CONSIDERING LONG-TERM STRUCTURAL SHIFTING OR MOISTURE INTRUSION. BUT IF YOU NEED MORE R-VALUE, IT CAN BE USED IN LIEU OF BATT INSULATION.

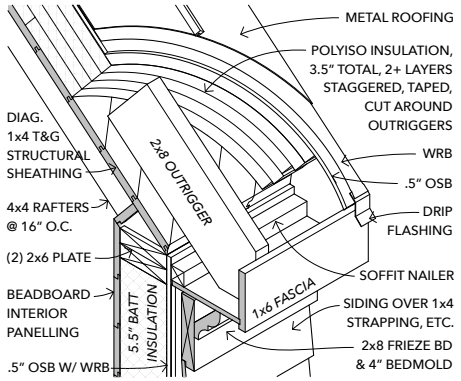
7. EACH OPTION HAS THE SAME STRUCTURAL DEPTH (ABOUT 1 FT), SO EACH CHOICE WON'T AFFECT THE TOTAL BUILDING HEIGHT.

8. DUE TO LIMITED PAGE SPACE, SOME INFO MUST NECESSARILY BE OMITTED. FOR INSTANCE: FLASHING, FASTENERS, AND FABRICS. CHECK COMPLIANCE WITH LOCAL CODES. DEPICTED INSULATION THICKNESS IS FUNCTIONAL IN MOST OF THE CONTINENTAL U.S.



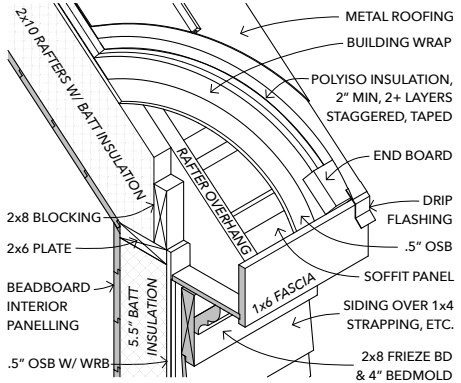
⑧ ROOF OPTION A: DEFAULT, HYBRID

SCALE: 3/4" = 1'-0" MEDIUM COST, R-VALUE: ~53



⑨ ROOF OPTION B: CEILING RAFTERS

SCALE: 3/4" = 1'-0" LUXURY INTERIOR, R-VALUE: ~48



⑩ ROOF OPTION C: 2x10 RAFTERS

SCALE: 3/4" = 1'-0" MORE CONVENTIONAL, R-VALUE: ~ 47

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A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

DETAILS: ALL VARIATIONS

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8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
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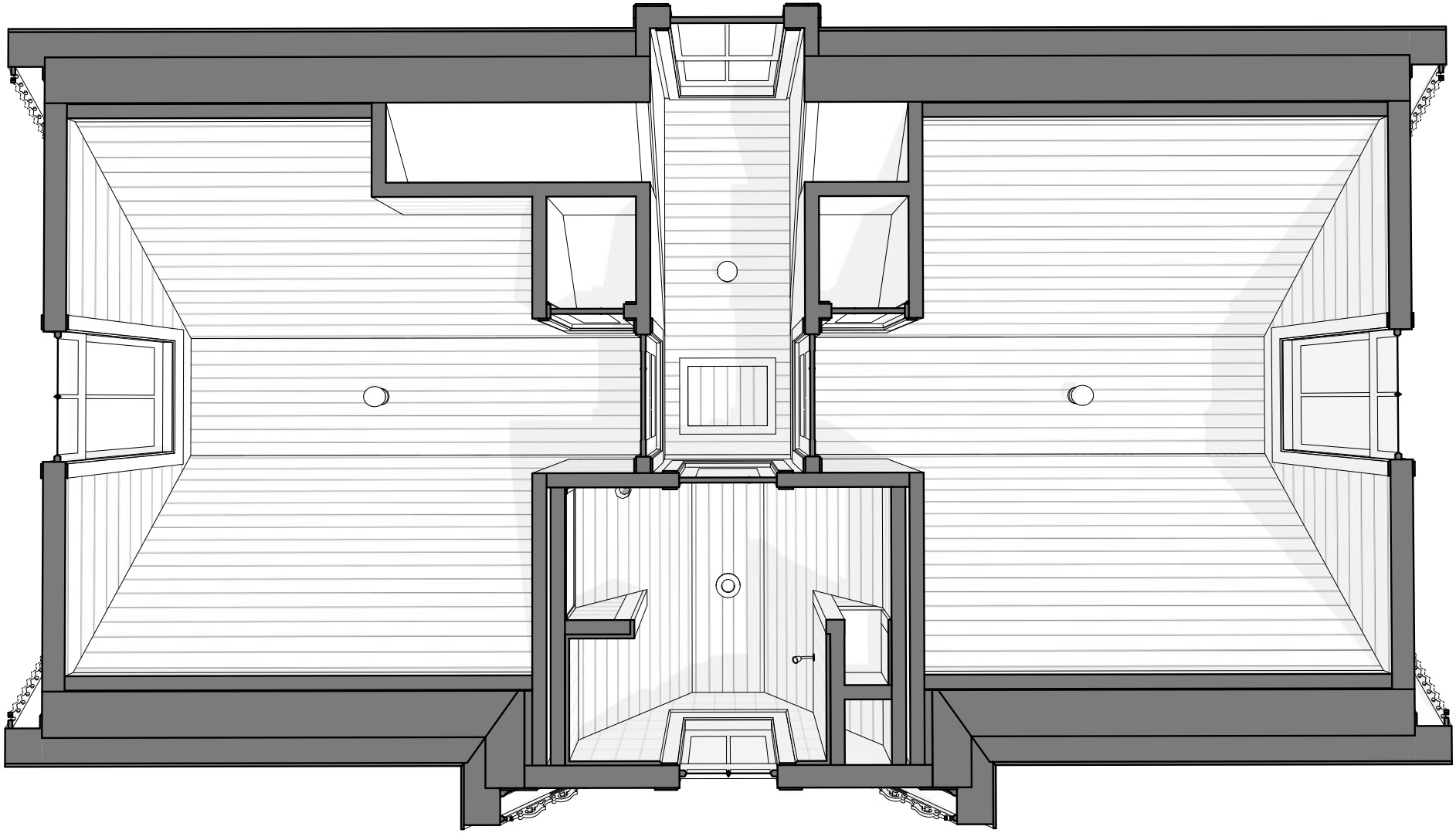
1 **2022-11-30** FIRST PRESENTATION (SCHEMATIC)
+ See A0.1 for more project history and credits

TYPICAL DETAILS & OPTIONS

A5.0



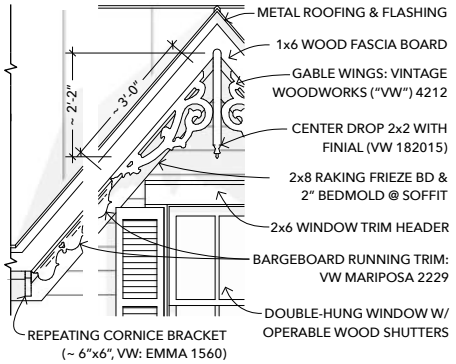
Every new perspective provides a new level of understanding. Here is a worm's eye view of the upstairs ceiling, highlighting the symmetry. It all may look effortless, but it's not. Symmetry requires a balance of form and function– and a keen eye for beautiful compromises. As an additional challenge, this design required exploring many symmetrical layouts to find the most adaptable one.

BACKYARD FARMHOUSE

UPSTAIRS CEILING

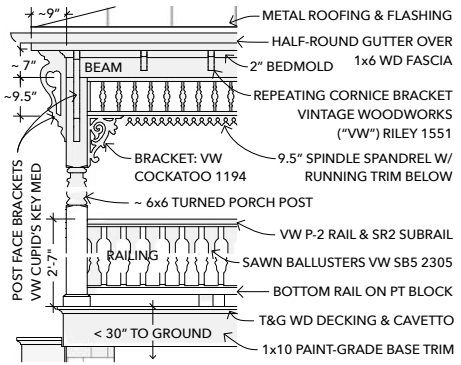
JAY OSBORNE

The fun begins where the symmetry becomes imperfect. At the staircase's turn, at the bathroom fixtures, at the landscaping, or where the house gets an addition. Perfect symmetry is sometimes visually bland, so it's okay to push things around. Unlike classical design, vernacular architecture is less formal and more malleable. Feel free to personalize its details. Your nuanced quirks will give it more charm.


METAL ROOFING & FLASHING
1x6 WOOD FASCIA BOARD
GABLE WINGS: VINTAGE WOODWORKS ("VW") 4212
CENTER DROP 2x2 WITH FINIAL (VW 182015)
2x8 RAKING FRIEZE BD & 2" BEDMOLD @ SOFFIT
2x6 WINDOW TRIM HEADER
BARGEBOARD RUNNING TRIM: VW MARIPOSA 2229
DOUBLE-HUNG WINDOW W/ OPERABLE WOOD SHUTTERS
REPEATING CORNICE BRACKET (~ 6"x6", VW: EMMA 1560)
~ 2'-2"
~ 3'-0"

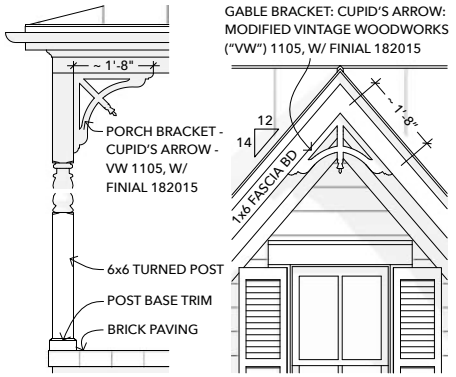
1 GABLE ORNAMENT: GINGERBREAD

SCALE: 1/4" = 1'-0" MAE


~9"
METAL ROOFING & FLASHING
HALF-ROUND GUTTER OVER 1x6 WD FASCIA
~ 7"
BEAM
2" BEDMOLD
~9.5"
REPEATING CORNICE BRACKET VINTAGE WOODWORKS ("VW") RILEY 1551
BRACKET: VW COCKATOO 1194
9.5" SPINDLE SPANDREL W/ RUNNING TRIM BELOW
~ 6x6 TURNED PORCH POST
POST FACE BRACKETS VW CUPID'S KEY MED
2'-7"
RAILING
VW P-2 RAIL & SR2 SUBRAIL
SAWN BALLUSTERS VW SB5 2305
BOTTOM RAIL ON PT BLOCK
T&G WD DECKING & CAVETTO
< 30" TO GROUND
1x10 PAINT-GRADE BASE TRIM

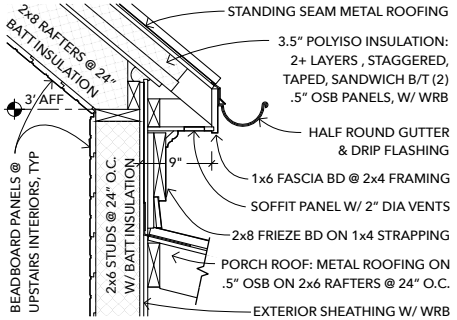
2 PORCH ORNAMENT: GINGERBREAD

SCALE: 1/4" = 1'-0" MAE


GABLE BRACKET: CUPID'S ARROW: MODIFIED VINTAGE WOODWORKS ("VW") 1105, W/ FINIAL 182015
~ 1'-8"
PORCH BRACKET - CUPID'S ARROW - VW 1105, W/ FINIAL 182015
12
14
1x6 FASCIA BD
~ 1'-8"
6x6 TURNED POST
POST BASE TRIM
BRICK PAVING

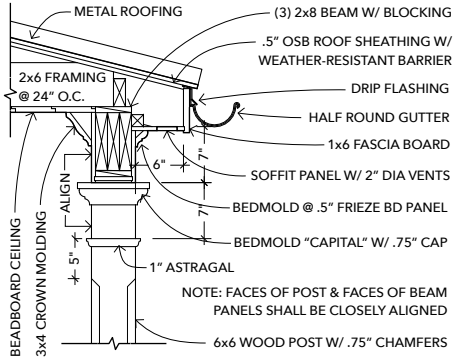
3 PORCH & GABLE: SIMPLE BRACKETS

SCALE: 1/4" = 1'-0" APRIL


2x8 RAFTERS @ 24" BATT INSULATION
3' AFF
STANDING SEAM METAL ROOFING
3.5" POLYISO INSULATION: 2+ LAYERS , STAGGERED, TAPED, SANDWICH B/T (2) .5" OSB PANELS, W/ WRB
HALF ROUND GUTTER & DRIP FLASHING
9"
1x6 FASCIA BD @ 2x4 FRAMING
SOFFIT PANEL W/ 2" DIA VENTS
2x8 FRIEZE BD ON 1x4 STRAPPING
PORCH ROOF: METAL ROOFING ON .5" OSB ON 2x6 RAFTERS @ 24" O.C.
EXTERIOR SHEATHING W/ WRB
BEADBOARD PANELS @ UPSTAIRS INTERIORS, TYP
2x6 STUDS @ 24" O.C. W/ BATT INSULATION

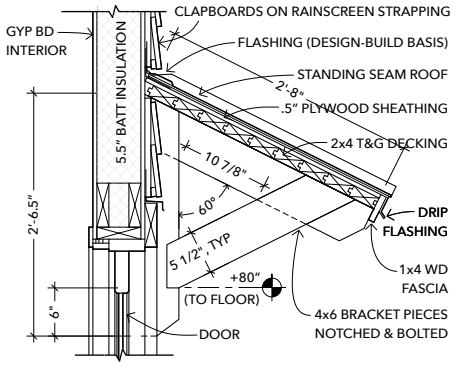
4 MAIN ROOF EAVE DETAIL

SCALE: 1/2" = 1'-0" ALL VARIATIONS



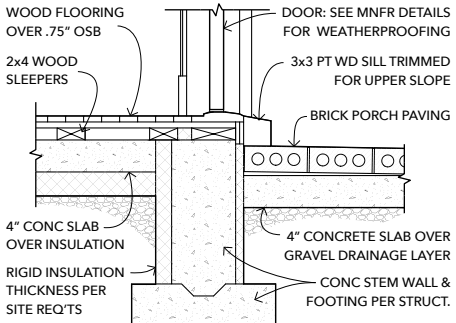
5 PORCH EAVE DETAIL

SCALE: 1/2" = 1'-0" POST ORNAMENT: JULIE



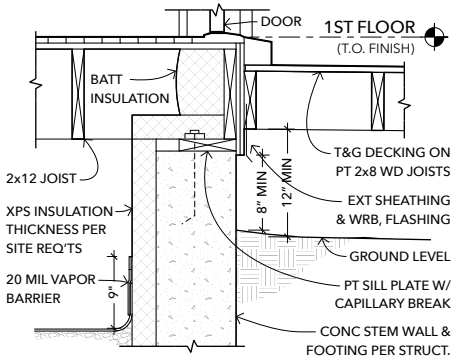
6 DOOR CANOPY DETAIL

SCALE: 1/2" = 1'-0" LENGTH VARIES BETWEEN DESIGNS


WOOD FLOORING OVER .75" OSB
DOOR: SEE MNFR DETAILS FOR WEATHERPROOFING
2x4 WOOD SLEEPERS
3x3 PT WD SILL TRIMMED FOR UPPER SLOPE
BRICK PORCH PAVING
4" CONC SLAB OVER INSULATION
4" CONCRETE SLAB OVER GRAVEL DRAINAGE LAYER
RIGID INSULATION THICKNESS PER SITE REQ'TS
CONC STEM WALL & FOOTING PER STRUCT.
FROST LINE
(SITE-SPECIFIC)

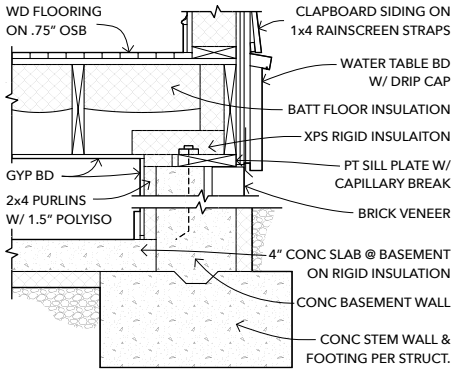
7A FOUNDATION OPTION A: SLAB

SCALE: 1/2" = 1'-0" APRIL, JUNE



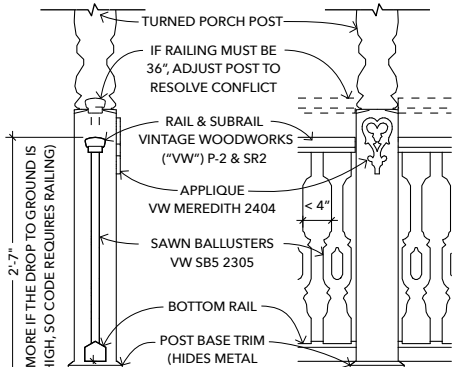
7B FOUNDATION B: CRAWLSPACE

SCALE: 1/2" = 1'-0" MAE


WD FLOORING ON .75" OSB
CLAPBOARD SIDING ON 1x4 RAINSCREEN STRAPS
WATER TABLE BD W/ DRIP CAP
BATT FLOOR INSULATION
XPS RIGID INSULAITON
GYP BD
PT SILL PLATE W/ CAPILLARY BREAK
2x4 PURLINS W/ 1.5" POLYISO
BRICK VENEER
4" CONC SLAB @ BASEMENT ON RIGID INSULATION
CONC BASEMENT WALL
CONC STEM WALL & FOOTING PER STRUCT.

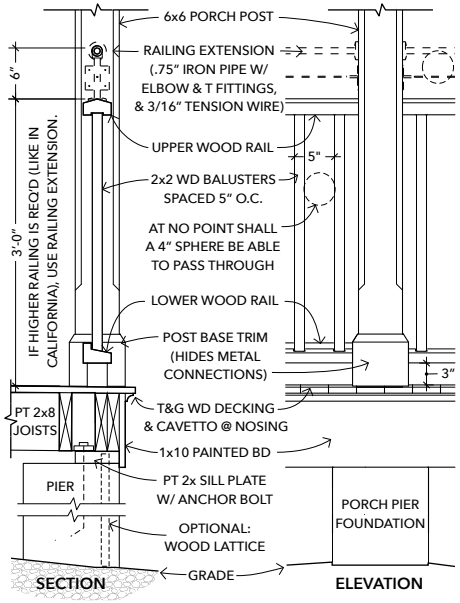
7C FOUNDATION C: BASEMENT

SCALE: 1/2" = 1'-0" JULIE


TURNED PORCH POST
IF RAILING MUST BE 36", ADJUST POST TO RESOLVE CONFLICT
RAIL & SUBRAIL VINTAGE WOODWORKS ("VW") P-2 & SR2
APPLIQUE VW MEREDITH 2404
< 4"
2'-7" (MORE IF THE DROP TO GROUND IS HIGH, SO CODE REQUIRES RAILING)
SAWN BALLUSTERS VW SB5 2305
BOTTOM RAIL
POST BASE TRIM (HIDES METAL CONNECTIONS)
3"
PT 2x8 JOISTS
T&G WOOD DECKING & CAVETTO @ NOSING
1x10 BOARD (PAINT-GRADE)
PIER
INSECT SCREEN
WOOD LATTICE W/ FRAME
PORCH PIER FOUNDATION
GRADE
SECTION
ELEVATION

8A RAILING OPTION A: LOW DROP

SCALE: 1/2" = 1'-0" MAE


6x6 PORCH POST
RAILING EXTENSION (.75" IRON PIPE W/ ELBOW & T FITTINGS, & 3/16" TENSION WIRE)
6"
UPPER WOOD RAIL
5"
2x2 WD BALUSTERS SPACED 5" O.C.
AT NO POINT SHALL A 4" SPHERE BE ABLE TO PASS THROUGH
3'-0" IF HIGHER RAILING IS REQ'D (LIKE IN CALIFORNIA), USE RAILING EXTENSION.
LOWER WOOD RAIL
POST BASE TRIM (HIDES METAL CONNECTIONS)
3"
PT 2x8 JOISTS
T&G WD DECKING & CAVETTO @ NOSING
1x10 PAINTED BD
PIER
PT 2x SILL PLATE W/ ANCHOR BOLT
PORCH PIER FOUNDATION
OPTIONAL: WOOD LATTICE
GRADE
SECTION
ELEVATION

8B RAILING OPTION B: HIGH DROP

SCALE: 1/2" = 1'-0" JULIE

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EXTERIOR DETAILS & OPTIONS

A5.1

APRIL

LARGE GABLE DORMER

①

JUNE

LARGE SHED DORMER

③

MAE

SMALL GABLE DORMER

②

JULIE

SMALL SHED DORMER

④

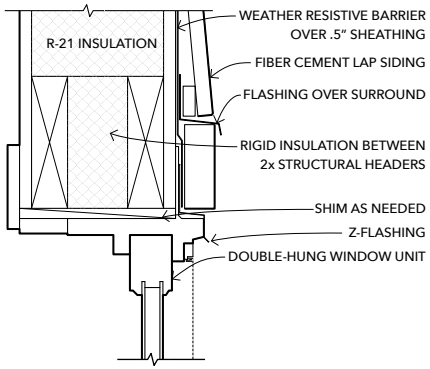
All the rear dormers are necessary for staircase daylighting and head clearances. Each design variation has a different kind. **(1)** April's rear dormer is just a copy of the front gable. Being so large, the 80" head clearance is easy. **(2)** Mae's dormer is most typical of old homes, being compact with minimal roof overhangs. At the stairs, winders are necessary for the minimum headroom. It also has an alcove.

BACKYARD FARMHOUSE

STAIRWAY DORMER

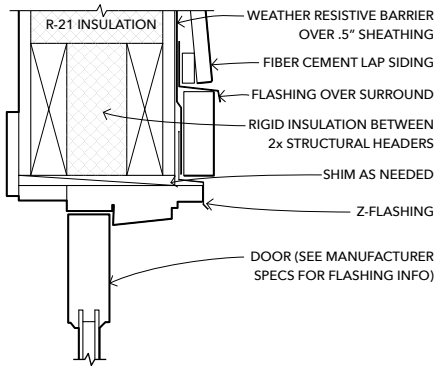
JAY OSBORNE

(3) June's dormer is the largest. As a shed dormer, it's also easiest to build. It has a simple landing and ample space in the alcove. That landing can have stacked laundry machines, a reading bench, a linen closet, a desk, a piano– you name it. **(4)** Julie's shed dormer is also easy to build. The alcove is smaller, but can have laundry. If the ceiling were raised about 8 inches, it would not need winder stairs.



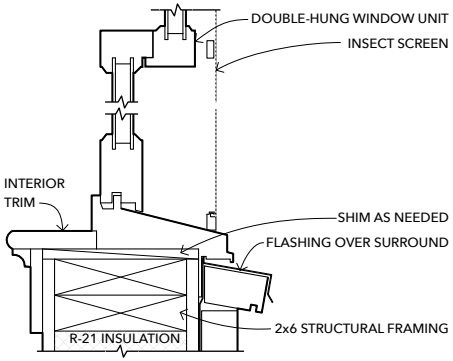
1 TYPICAL WINDOW HEAD DETAIL

SCALE: 1-1/2" = 1'-0"


R-21 INSULATION
WEATHER RESISTIVE BARRIER OVER .5" SHEATHING
FIBER CEMENT LAP SIDING
FLASHING OVER SURROUND
RIGID INSULATION BETWEEN 2x STRUCTURAL HEADERS
SHIM AS NEEDED
Z-FLASHING
DOOR (SEE MANUFACTURER SPECS FOR FLASHING INFO)

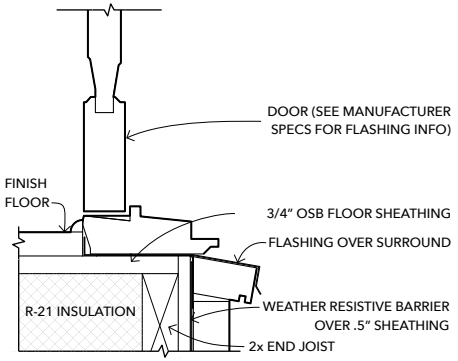
4 TYPICAL EXT DOOR HEAD DETAIL

SCALE: 1-1/2" = 1'-0"



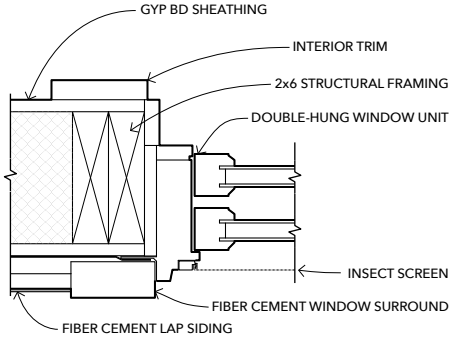
2 TYPICAL WINDOW SILL DETAIL

SCALE: 1/2" = 1'-0"



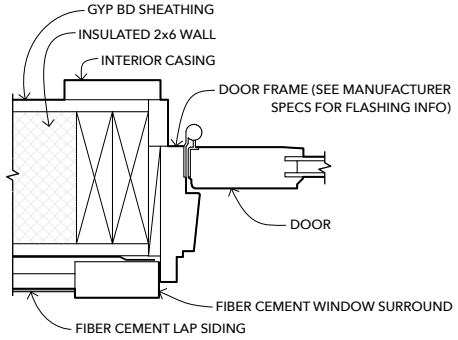
5 TYPICAL EXT DOOR SILL DETAIL

SCALE: 1-1/2" = 1'-0"



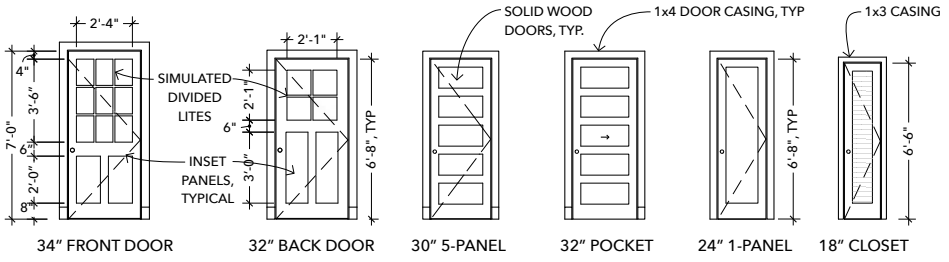
3 TYPICAL WINDOW JAMB DETAIL

SCALE: 1-1/2" = 1'-0"



6 TYPICAL EXT DOOR JAMB DETAIL

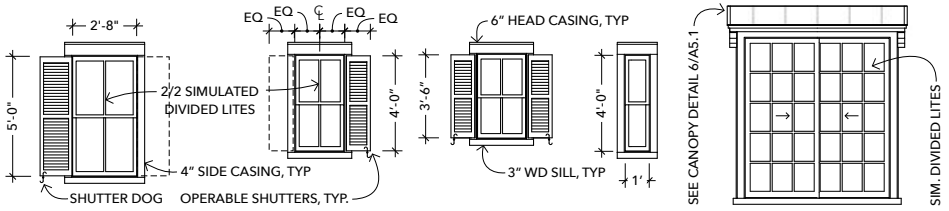
SCALE: 1-1/2" = 1'-0"



7 DOOR ELEVATIONS

SCALE: 1/8" = 1'-0"

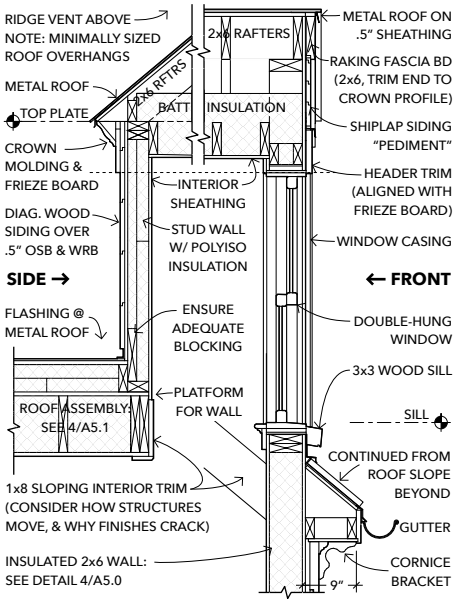
NOTE: 32" CLEAR OPENING REQ'D AT FRONT DOOR (ACCOUNT FOR DOOR THICKNESS & HINGE).



8 WINDOW ELEVATIONS

SCALE: 1/8" = 1'-0"

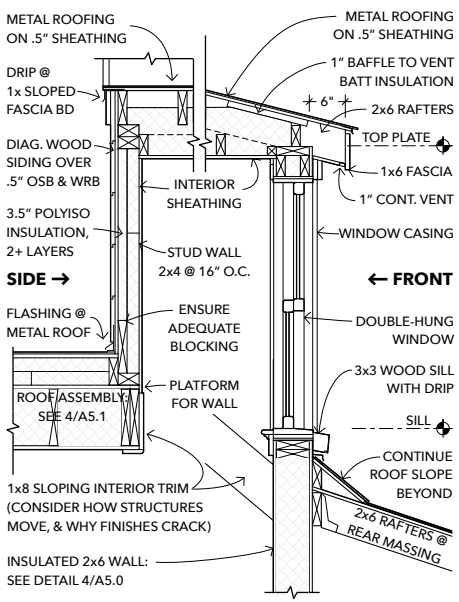
NOTE: FRONT GABLE WINDOW MAY BE CUSTOM (STAINED GLASS, POINTED ARCH, ANTIQUE, ETC



9 GABLE DORMER - DETAIL SECTIONS

SCALE: 3/8" = 1'-0"

MAE


METAL ROOFING ON .5" SHEATHING
DRIP @ 1x SLOPED FASCIA BD
DIAG. WOOD SIDING OVER .5" OSB & WRB
3.5" POLYISO INSULATION, 2+ LAYERS
SIDE →
FLASHING @ METAL ROOF
ROOF ASSEMBLY: SEE 4/A5.1
1x8 SLOPING INTERIOR TRIM (CONSIDER HOW STRUCTURES MOVE, & WHY FINISHES CRACK)
INSULATED 2x6 WALL: SEE DETAIL 4/A5.0
METAL ROOFING ON .5" SHEATHING
1" BAFFLE TO VENT BATT INSULATION
6"
2x6 RAFTERS
TOP PLATE
1x6 FASCIA
1" CONT. VENT
INTERIOR SHEATHING
STUD WALL 2x4 @ 16" O.C.
WINDOW CASING
← FRONT
ENSURE ADEQUATE BLOCKING
PLATFORM FOR WALL
DOUBLE-HUNG WINDOW
3x3 WOOD SILL WITH DRIP
SILL
CONTINUE ROOF SLOPE BEYOND
2x6 RAFTERS @ REAR MASSING

10 SHED DORMER - DETAIL SECTIONS

SCALE: 3/8" = 1'-0"

JULIE, & SIMILAR TO JUNE

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A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

DETAILS: ALL VARIATIONS

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
1 **2022-11-30** FIRST PRESENTATION (SCHEMATIC)
+ See A0.1 for more project history and credits

DOOR & WINDOW DETAILS

A5.2

Fixtures

New Old Doors & Windows
Marvin Ultimate Series

Many cheap new windows are designed for planned obsolescence. High-tech is failure-prone. Curtains are underrated. Windows are the "eyes of a house" — without muntins, those eyes can look eerily blank.

Washer/Dryer Combo
Haier HWD1600BW

Useful for the upstairs laundry alcove, this ventless machine washes and dries, so you don't need to move soggy clothing from one machine to another. Heavy-duty laundry units can be placed downstairs.

Tankless Water Heater
Stiebel Eltron Tempra

Instead of having a massive water tank that wastes energy in the middle of the night, this requires less space and provides hot water when you want it. No need to let the shower run for minutes as it heats up.

A Refrigerator That Fits
Blomberg BRFB1042SS

Some refrigerators are built like tanks. So deep that you never know what's lurking in the back. This one fits in small homes, without sacrificing functionality. It also can live up to various energy requirements.

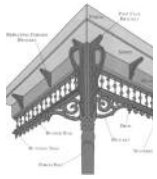
Countertop-Saving Microwave
Frigidaire UMV1422US

A small kitchen needs to save space where possible. This microwave is also a range hood, consolidating the cooking in a compact area. Of course, you could have a standalone microwave. You'll find the space.

Operable Window Shutters
Timberlane Louvered Shutters

Fake, screw-on window shutters are as corny as clip-on ties. Real shutters are functional. They provide shade, privacy, and protection. Use board & batten shutters for a low-cost alternative. Or use none at all.

Materials

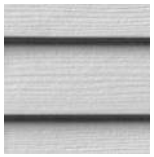


Victorian-Era Ornamentation
VintageWoodworks.com

This helpful company not only sells gingerbread trim but also teaches details of this almost-lost art form. Just as clothing and hair can express identities, don't criticize ornament as useless. You're not a machine.

Metal Roofing
Standing Seam Panels

The most durable, long-lasting roofing you can pick, standing seam panels have survived even on derelict houses. For less cost, use 5V panels. Just don't use industrial metal roofing, with the large corrugations.



Fiber Cement Clapboard Siding
James Hardie Artisan Lap Siding

Don't use vinyl or aluminum siding. Just don't. Wood is great, but fiber cement also has convincing details. Less expensive than wood siding, it's also stable, so it needs less painting. It also resists bugs, rot, and fire.

Bricks that feel authentic
Old Carolina Brick Company

Don't use machine-made bricks that are wire cut, with a scratchy surface. Sand-face or handmade bricks have an authentic feel. This attention to materiality makes a major difference in the overall impression of a house.

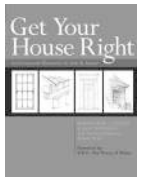
Inexpensive Cabinetry
IKEA Sektion

You're not expected to put this together by yourself, but you can. The best designers often specify these cheap cabinets, and then use high-quality materials for the doors and hardware. Maybe a future upgrade?

Tactile & Versatile Sheathing
Beadboard Paneling

Upstairs, the ceiling is low enough that it's important to think about the sense of touch. Wood beadboard surfaces feel warmer (more inviting and comfortable). Compared to gypsum board, it is also more reusable.

Resources



Marianne Cusato & Ben Pentreath
Get Your House Right

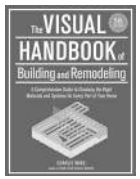
I always recommend this book before all the others. It should be considered required reading for anyone serious about making a new home of classic beauty. It's easy to mess up at that, so don't ignore the tips.

Steve Mouzon & Susan Henderson
Traditional Construction Patterns

This book is like the one above, but priced for pros. It also explains do's and don'ts of traditional design. It's always tempting to rationalize mistakes, but be humble. Don't rely too much on your own intuition.

Christopher Alexander, et al.
A Pattern Language

This classic book demonstrates the best way to communicate designs — based on timeless desires, not flashy fashions. Its sharp opinions help spark many ideas, but try not to implement every idea at once.



Charlie Wing
The Visual Handbook of Building and Remodeling

Even if you don't plan to build this house yourself, it always helps to understand the construction process. This book explains both fundamentals and details. It's a great resource full of charts and assembly diagrams.

Winkel, Collins, Juroszek, and Ching
Residential Building Codes Illustrated

Illegal or just illegible? This book clarifies building codes with visual diagrams. All jurisdictions have their own requirements, but most of them are only derivations of the International Residential Code.

Nick Sonder
SketchUp & LayOut for Architecture

The software you can use to edit this house design is remarkably simple to learn, but this book will save you many headaches. Most architects create models with SketchUp, but don't know how to make plans with it.

In one sense, houses are products, made of products, made of more products. Building a house is like going on a shopping spree. Yet even a passionate shopaholic could be an overwhelmed by the process. By the time a home is completed, the new owners are usually exhausted from hemorrhaging money. In order to budget wisely, it's important to communicate a hierarchy of desires.

BACKYARD FARMHOUSE

FEATURED PRODUCTS

JAY OSBORNE

Also, remember that some things can be improved later. For instance, you could use low cost board-and-batten window shutters, then get louvered shutters later. Or you can use asphalt shingle roofing, and save for a metal roof in 10-20 years. A basement can even start its life as a crawlspace. Yet some things must be done right the first time. For whatever you want, be sure to write it as a list of priorities.

MARK	ITEM	SIZE	MATERIAL	NOTES	MANUFACTURER / MODEL
F-00	BRICK	-	SMOOTH BRICK	SOLID RED COLOR, SAND-FACED, AVOID WIRE CUT OR "EXTRUDED" LOOK	OLD CAROLINA BRICK COMPANY
F-02	FLOOR DECKING	1x4	PAINTED WOOD	TONGUE & GROOVE, UNPAINTED CEDAR PREFERRED, PAINTED WORKS FINE	RECLAIMED PREFERRED.
F-04	PORCH COLUMNS	6x6	PAINTED WOOD	JULIE: CHAMFERED .75" FROM EDGES, APRIL & MAE: TURNED PORCH POSTS	-
F-20	CLAPBOARD SIDING	6"	FIBER CEMENT	VINYL AND ALUMINUM SIDING ARE FORBIDDEN (DETAILS NEVER LOOK RIGHT).	JAMES HARDIE / ARTISAN LAP SIDING
F-22	EXT OPENING CASING	5-6"	FIBER CEMENT	FOR ALL SIDING, WOOD IS STILL AN OPTION. CEDAR PREFERRED.	HARDIPLANK OR 2x LUMBER
F-24	BED MOLDING	2.5", 4"	ROT-RESISTANT	PAINTED. EXTERIOR-GRADE. WOOD PREFERRED.	-
F-26	ASTRAGAL	1"	ROT-RESISTANT	PAINTED. VARIOUS EXTERIOR-GRADE MATERIAL OPTIONS ARE OKAY HERE	-
F-28	CROWN MOLDING	3-6"	ROT-RESISTANT	PAINTED. EXTERIOR-GRADE. WOOD PREFERRED.	-
F-40	STANDING SEAM ROOF	16" O.C.	GALVALUME	METAL. NO CORRUGATIONS. USE 5V PANELS FOR ECONOMICAL OPTION.	-
F-42	HALF-ROUND GUTTER	5" DIA	COPPER	GALV STEEL ALSO AN OPTION. ADJUST SIZE ACCORDING TO CLIMATE.	-
F-44	KITCHEN COUNTERTOP	1.5-2"	-	CHOOSE: QUARTZ, BUTCHER BLOCK, PORCELAIN TILE, GRANITE, SOAPSTONE	CHOICE BY HOMEOWNER.
F-48	BATHROOM COUNTERTOP	1.5-2"	-	CHOOSE: CERAMIC, QUARTZ, PORCELAIN, BUTCHER BLOCK, GRANITE, MARBLE	CHOICE BY HOMEOWNER.
F-50	HARDWOOD FLOOR	2-3" BDS	FINISH WOOD	TONGUE & GROOVE, STAINED. CREATE FLOOR PATTERNS AS DESIRED.	RECLAIMED PREFERRED.
F-52	FLOOR TILE	1-2" HEX	CERAMIC	HEXAGONAL PATTERN. WHITE COLOR, SMALLEST TILES PREFERRED	-
F-60	WALL TILE	4" SQUARE	CERAMIC	WHITE SUBWAY TILE, OR CHOICE BY HOMEOWNER.	-
F-62	BASE MOLDING	.5"x5"	FINISH WOOD	MAY INCLUDE DECORATIVE BASE CAP MOLDING.	-
F-64	INT OPENING CASING	.5"X5"	WOOD	PAINTED, WITH .1"-THICK PLINTH BLOCK AT BASE	-
F-68	BEADBOARD	1/2"	COMPOSITE PANEL	EXTERIOR GRADE BEADBOARD TO BE USED AT PORCH CEILING.	-
F-74	HANDRAIL	2"	FINISH WOOD	STAINED SAME COLOR AS FLOOR. MAKE SURE TO FOLLOW ALL REGULATIONS.	-
F-76	NEWEL POST	4x4	WOOD	PAINTED, MODESTLY DECORATIVE. RECLAIMED/ANTIQUE PREFERRED.	-
F-78	BALUSTERS	2x2	WOOD	PAINTED, MODESTLY DECORATIVE. RECLAIMED/ANTIQUE PREFERRED.	-
F-79	CROWN MOLDING	4-6"	WOOD	PAINT-GRADE	-
F-80	WINDOW SHUTTERS	SEE NOTE	WOOD/COMPOSITE	SHUTTERS SHALL BE OPERABLE, AND SIZED TO EACH WINDOW.	- TIMBERLANE. OR BOARD & BATTEN.

ITEM	MANUFACTURER / MODEL
INTERIOR CEILING LIGHT SCONCE	-
INTERIOR WALL LIGHT SCONCE	-
KIT. WASTE CABINET HARDWARE	-
KIT. SINK HARDWARE	-
SHOWER HARDWARE	-
BATH SINK HARDWARE	-
WINDOW SHUTTER HARDWARE	-
(OPT) PORCH HANGING LIGHT	-
(OPT) KITCHEN FLOORING (IF UNIQUE)	-
MAE'S ORNAMENT:	**(NOTE: VW = "VINTAGE WOODWORKS")**
PORCH BRACKET	- VW COCKATOO 1194
REPEATING CORNICE BRACKET (PORCH)	- VW: EMMA 1560 (~6"x6")
POST FACE BRACKET	- VW "CUPID'S KEY" MEDIUM
REPEATING CORNICE BRACKET (EAVE)	- VW RILEY 1551
GABLE WING	- VW 4212
CENTER DROP	- 2x2, FINIAL (VW 182015)
BARGEBOARD RUNNING TRIM	- VW MARIPOSA 2229
SAWN BALLUSTERS	- VW SB5 2305
PORCH RAILING	- VW P-2 RAIL & SR2 SUBRAIL
APRIL'S ORNAMENT:	
REPEATING CORNICE BRACKET	- VW: RILEY 1551

① MATERIALS SCHEDULE

PRODUCTS ARE RECOMMENDATIONS (ADD "*OR SIMILAR*" TO EACH), BUT NOTES SHOULD BE HEEDED

MARK	ITEM	SIZE	NOTES	MANUFACTURER / MODEL
X-00	REFRIGERATOR	24" MAX WIDTH	ENERGY STAR, COUNTER DEPTH (24" DEPTH STRONGLY PREFERRED)	BLOMBERG BRFB1042SS
X-02	KITCHEN SINK	24" UNIT WIDTH	DOUBLE OR SINGLE BOWL, VITREOUS CHINA PREFERRED	HIGHPOINT COLLECTION OR SINKOLOGY FIRECLAY
X-04	RANGE / OVEN	24"x24"x36"	-	-
X-06	MICROWAVE/HOOD	24" WIDTH	FOR SIZE FLEXIBILITY, CABINET ABOVE THIS UNIT MAY BE OPEN SHELVING	FRIGIDAIRE UMV1422 US
X-08	WATER FAUCET	-	CHOICE BY HOMEOWNER.	-
X-12	DISHWASHER	24" WIDTH	-	-
X-16	FLOOR CABINETS	VARIES	FOR AN ECONOMICAL OPTION, USE IKEA UNITS WITH CUSTOM DOORS.	IKEA / SEKTION
X-18	WALL CABINETS	VARIES	GLASS DOORS, WITH MANY PANES, PREFERRED. DOORS MAY BE BUILT DIY.	IKEA / SEKTION
X-20	TOILET	26"x18"	SINGLE BOWL, VITREOUS CHINA. STANDARD SIZE.	TOTO / ROWAN CST405MF OR EQUIVALENT
X-26	BATHROOM VANITY	30"(& 36") WIDE	CABINETS AND COUNTERTOP SURFACES TO BE CHOSEN BY HOMEOWNER.	-
X-30	BATHTUB	30x48	WALL TILE. GLASS DOORS OR CURTAIN. SEAT W/ SINGLE SLAB OF STONE	-
X-62	WASHER DRYER COMBO	30x30x72 MAX	VENTLESS, COMPACT (STACKED UNITS ALSO WORK IN JUNE & APRIL ALCOVES)	HAIER / HWD1600BW
X-68	WATER HEATER	17x15x5	WALL-MOUNTED, TANKLESS, INSTANT WATER HEATER.	STIEBEL ELTRON TEMPRA
X-80	INTERIOR CEILING FAN	-	CHOICE BY HOMEOWNER.	-
X-84	EXTERIOR CEILING FAN	-	CHOICE BY HOMEOWNER.	-
X-86	EXTERIOR WALL LIGHTING	-	CHOICE BY HOMEOWNER.	-

② FIXTURES SCHEDULE

PRODUCTS ARE RECOMMENDATIONS (ADD "*OR SIMILAR*" TO EACH), BUT NOTES SHOULD BE HEEDED

③ ADDITIONAL PRODUCT CHOICES

NOTE: MAY BE OMITTED, OR GIVEN MULTIPLE OPTIONS.

FINAL NOTES & FURTHER READING

ARCHITECTURAL PLANS NEVER HAVE ALL OF THE INFORMATION A BUILDER COULD NEED. BY PRACTICAL NECESSITY, PLANS ALWAYS OMIT SOME USEFUL IDEAS OR EXPLANATIONS. SOMETIMES, CODE DIAGRAMS ARE COPIED INTO THE PLANS. AND OFTEN SHOP DRAWINGS ARE INCLUDED, TO ILLUSTRATE NAILING LAYOUTS, ETC. YET THESE REPRESENTATIONS OF INFORMATION ARE ALWAYS BEST PRESENTED BY OTHER MEANS.

IT'S IMPORTANT TO ACKNOWLEDGE THE SKILLS & INTELLIGENCE OF INDIVIDUAL BUILDERS, AND GIVE THEM SOME FREEDOM IN ANY CONTRACT DRAWINGS. YET THEY OFTEN NEED FURTHER GUIDANCE (AS WE ALL DO). SO AS A SUPPLEMENT TO THESE DRAWINGS, HERE IS A LIST OF SOME USEFUL RESOURCES:

IF THE DESIGN IS BEING MODIFIED, CONSIDER THESE REQUIRED READING:

1. "*GET YOUR HOUSE RIGHT*", BY MARIANNE CUSATO & BEN PENTREATH (100% NECESSARY)
2. "*RESIDENTIAL BUILDING CODES ILLUSTRATED*", BY FRANCIS CHING AND OTHERS

ALSO USEFUL (BUT NOT AS ESSENTIAL):
3. "*SKETCHUP & LAYOUT FOR ARCHITECTURE*", BY NICK SONDER (THE SOFTWARE USED HERE)
4. "*TRADITIONAL CONSTRUCTION PATTERNS*", BY STEPHEN MOUZON & SUSAN HENDERSON
5. "*A PATTERN LANGUAGE*", BY CHRISTOPHER ALEXANDER (ET AL)

FOR THOSE CONSTRUCTING THE HOUSE, THESE RESOURCES SHOULD ALSO BE REVIEWED:

1. YOUR STATE'S BUILDING CODE *(ENACTED AS LAW, IT IS THEREFORE UNCOPYRIGHTABLE– SO IF ANYBODY HARASSES YOU FOR COPYING IT, THE SUPREME COURT WILL BACK YOU UP.)*

ALSO USEFUL (BUT NOT AS ESSENTIAL):
2. "*VISUAL HANDBOOK OF BUILDING & REMODELING*", BY CHARLIE WING
3. "*PRETTY GOOD HOUSE*" (UPDATED, SCIENCE-BASED, SUSTAINABLE BUILDING ASSEMBLIES)

④ NOTES & ADDITIONAL RESOURCES

INCLUDING REQUIRED & RECOMMENDED READING

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SCHEDULES

A6.0

April's Backyard Farmhouse

On the Freedom to Live in a Small Home

Architectural plans never say everything you need to know. They focus on the "what," not the "why." For a deeper understanding of the principles behind this work, this series of little essays highlights some foundational themes. Each design variation intends to embody one of the concepts, but these ideas also relate more broadly.

There's no "one-size-fits-all" house. We tend to want more than we have, so dream houses often sprawl. Yet even mansions have disadvantages, like cavernous isolation and long-term maintenance costs. It would be insane to force anybody to live in one. Crazily enough, many places do. Using minimum floor area requirements, many subdivisions essentially force you to live in a mansion. If you want a cottage, you're locked out.

Small cottages are effectively banned in most modern communities, usually for shortsighted or unethical reasons. We must dare to challenge any laws that forbid such practical, humble homes. Hopefully, a few necessary conversations will be sparked by these free cottage designs.

Despite the many benefits of small homes, they are quite hard to design. They follow the same safety regulations as large ones. They also deal with excessively restrictive local requirements, like height limits contrived by people who are secretly trying to eliminate new construction. By giving away these blueprints— open source and free to download— I intend to show the beauty of small homes, and how ridiculous it is to ban them.

Mae's Backyard Farmhouse

On the Freedom to Live Your Own Life

It often feels like our lives are being standardized. That we're forced to conform to hidden rules, to like what others like, and to be predictable. Modern houses seem to be designed for robots. Or clones. Or realtors.

Perhaps that's a result of the commodification of the housing market, now optimized for returns on investment. Houses today are built to be bought and sold as fast as possible— appealing to the short-term preferences of the average consumer, rather than any individual's sense of belonging.

What's a home? It's more than just a house. It's an extension of your own identity, a place that roots you within this ever-changing world, a shelter you can share with others. Your home expresses something about you. Even if you don't think about it, it reveals your personality, culture, and humanity.

Adaptable and customizable, these houses are designed to be modified. Antifragile, these open-source plans get stronger with time and pressure. Anti-fashionable, they were inspired by old homes that proved functional in changing times. Such architecture tolerates mistakes and imperfections, allowing you to incorporate your quirks and unique requirements, without the fear of irreparably messing things up. And after we're gone, others can pick up where we left off, building dreams of their own.

If you're not designing your life, who is? Make your home homemade.

June's Backyard Farmhouse

On the Freedom to Live Simply

In the world of architecture, everything is a tradeoff. Optimizing for one idea requires sacrificing another. Architecture is an art of compromise. Good architects balance desires and resources, thinking economically.

"Economics" comes from the Greek word for "household management." It's about the management of scarce resources, not just prices and profits. Often the most economical strategy is to slow down and observe results. Don't do everything at once. Avoid feature creep, flash deals, and 30-year mortgages that encourage impulsive overcommitments. Again, slow down. Take it one step at a time. Manage your resources carefully. Leave options open, and minimize potential regrets.

Time is a great teacher. It can show the ways your house might grow. Rooms are easier to add than subtract. Oversized houses develop many complications, demanding money and attention to maintain. By contrast, a simple house lets you focus on the things in life that matter most.

These designs still allow more additions and embellishments. Unlike with modern houses, continuous improvements are fairly straightforward— like adding a bedroom suite to the back. The options are there, but you can always start simple. Build with time. Don't let a salesperson trap you into making a hasty decision you later regret. A simple home can liberate you. Learn from time, and save it. After all, time is the most precious resource in the universe. We can't imagine life without it.

Julie's Backyard Farmhouse

On the Freedom to Live Where You Are

The best houses are not for sale. Naturally, the owners want to stay. Our home— our place of belonging— isn't something we want to sell. But lives change. If we want to create homes and communities worth staying in, they need to support a variety of people and lifestyles.

Old houses are lovely because they were made to be homes, not assets. They survived because many people wanted to use them and keep them. Even if no old houses are available nearby, you can recreate their charm.

To create homes worth preserving, they'll have to change with the times. Even for just one inhabitant, each season of life has new needs. Perhaps the only place to build is on a spare piece of land, like a steep hill. Then it may later need a garage or a first-floor bedroom suite (for aging in place). Some designs are better than others at accommodating change.

To create communities that grow, we must build homes for more people. Well-made towns show this is best done incrementally, filling in over time. Megadevelopments are dehumanizing, overly-repetitive monocultures of standardized mediocrity. Banks love them. That blight is more profitable as land-use zoning obstructs competing, small-scale developments. Yet if we want places worth preserving, they must reflect the variety of our lives.

No place is perfect, but every place can be better. If your community is truly a place to call home, then protect and improve it. It's worth staying.

METRIC CONVERSIONS

Some folks have asked me to include metric conversions here. While I might make a set of metric-based drawings, this book is too information-dense for both imperial and metric dimensions.

However, most of the dimensions are simple and modular, so it's easy to substitute and mentally add the numbers. These conversions aren't precise (especially the larger numbers), but they still usually add up correctly within dimension strings.

1″	25 mm
2″	**50 mm**
3″	75 mm
4″	**100 mm**
5″	125 mm
6″	**150 mm**
8″	**200 mm**
9″	225 mm
10″	**250 mm**
11″	275 mm
(1′) **12″**	**300 mm**
15″	375 mm
16″	**400 mm**
1′	300 mm
2′	**600 mm**
3′	900 mm
4′	**1200 mm**
5′	1500 mm
6′	**1800 mm**
7′	2100 mm
8′	**2400 mm**
9′	2700 mm
10′	**3000 mm**
12′	3600 mm
16′	**4800 mm**
20′	6000 mm
24′	**7200 mm**
28′	8400 mm
32′	**9600 mm**

Modular dimensions help to reduce construction waste. The North American 4′ (48″) module converts to 1200 mm, which is internationally a common dimension for building materials.

I hope it's useful. For the international architects and builders reading this, please don't hesitate to provide any suggestions. I'd like my work to help people everywhere.

— Jay

About the Designer / Author

Jay Osborne is an artist who designs buildings. For many years, he has worked as an architectural designer on an extraordinary variety of structures. Having widened his experience after traveling to more than 52 countries, he now wants to design homes and communities that improve the lives of as many people as possible.

More open-source house designs by Jay Osborne

Download them for free at www.FreeFarmhouse.com

The American Farmhouse

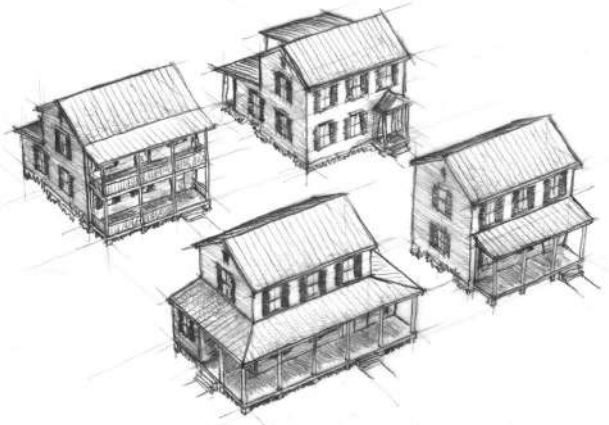
Inspired by an old house found abandoned and overgrown in a Virginia forest, these plans were given away for free as the first open-source architectural plans for a true, functional house.

The Extended Design

Houses look better when they grow over time. So I designed an extended version of my first open-source house. With elegance (and hints of quirkiness), it'll feel just like an old home.

The Southern Farmhouse

The Forrest Gump house wasn't real. It was just a movie set inspired by classic, old, dreamy homes. But why can't we bring such a dream back to life? With these plans, you can build one for yourself.



The Starter Farmhouses

Coming Soon: This new series of houses is designed with interchangeable components that you could mix and match in a million possible configurations. Start small. Build from there.